

Meeting Minutes

Attendees: Mayor Brady Gragg, Ken Stringer, Grant Bowlin, Dan Ravenscraft & Kathryn Coleman
Absent: Trent Clark

Others In Attendance: Officer Tom Moore, Anne Morrow, Andrew Hanna, Brandon Maus, Terry Ullum, Patricia & Brian Fee, Darryl Claassen, Tim Love, Mark Annen, Robby Sattelmeier & Scott Silknitter.

7:00pm: Mayor Brady Gragg calls the City Council Meeting to order.

Bowlin motions to approve the Agenda as written, Coleman seconds. Ayes Carried: 7:00pm
Stringer motions to approve the September Meeting Minutes as written, Bowlin seconds. Ayes Carried: 7:01pm

Open to Public

- Resident of Whitewater, **Mark Annen**, I was reading in the Newsletter about the Compliance, and I have some Questions: Who would pay for this Compliance Officer? How do we find out about what codes we may or may not be violating? I don't really see a lot of problems, maybe a handful of properties that look like they are not being kept up, but I don't know if the problem is serious enough, where we would have to hire someone to straighten it all out. So that is my concern.

Mayor Gragg – Good questions, as you said the city council has looked into hiring a compliance officer, right now we don't have a way to do that. There are some issues around town that do need to be addressed. And no, this is not a way to go around measuring everyone's yards and tell them to clean up. It's to take care of abandoned vehicles, dilapidated structures and properties, that are around town. There is code enforcement in most towns. Of course, many towns our size may not have the budget for that anymore. A few months ago, an individual came to our council meeting, who has started a business that is a 3rd party compliance service, we could contract with this company, and they would use our city codes, come through town and write up violations if they observe any. Those violations then could be given over to the city to delegate how to approach the individuals who need to do some work to become compliant. If they do not act on remedying the noted violations with the time given, the city would then have to follow procedures to assist the individuals in correcting those violations. If no action happens it could eventually end up before our Municipal Court. Currently we are working on updating and digitizing our City Codes so they are compliant with State Statutes and can be visible on our website. As of now we have physical copies here in the City Office where individuals can come and look things up, if they need a copy of anything the clerk can make copies for a fee. Once they are coherent, we can put them online and they will be searchable online, like on Google. Did I answer your questions? **Answer:** *More or less, it's a wait and see.*

- **Darryl Claassen** – I wanted to say “Thank You” for the opportunity we had to have that tractor show during the festival. Andrew did a great job in taking care of some of the details. It was a fine day for us, the Mayor had the great idea to give us a welcome first thing in the morning and that was very well received. We had no idea what to expect, it being the first time in this area, but it turned out very well, we had some come in from 4 different states. I didn't count how many were here, but it was a pretty good lineup and a constant flow of people coming through from the festival all day long. It seemed to be very well received in the community, and I wanted to thank you.

- **Scott Silkknitter** – Curious about a couple of things, I wrote a formal complaint about a fence not being built right next to me and it's getting to be winter. I don't want kids getting in there with the pool during winter and freeze. And the other is speeding down Elm. That speed light has turned into more of a game, so my mom and I were wondering about speeding tickets getting written up; if you start writing them, will you no longer be able to be in town because you will be in court the whole time? **Answer:** *only if they are written through the county, if they are written here in town, no.* Okay, would a speed bump be an idea, slow down the speeders, and keep the semis from coming down that road as well. It would slow the kids down coming late to school or after games/practices. My mom has 27 grandkids who play along this road, and we don't want them becoming the speed bumps.

Mayor Gragg – Your concern is primarily along South Elm, not South Main?

Officer Moore – I will start moving around Elm and I will write tickets through town. We will just have to worry about those who don't want to pay for their tickets.

Morrow - We will deal with it; we have a judge who comes out and a City Attorney.

Silkknitter – It really probably should be 2 speed bumps along S Elm, **Bowlin Question:** *Would the speeding sign be better used somewhere else.* Maybe flip it around 180? Even then it's just become more of a game to those driving through. But a speed bump would slow them down for sure. We would also like to thank Maintenance for cleaning leaves from the gutters. We've been pretty happy about that.

Mayor Gragg – I know we are working on the issues with the house on South Main. That is a topic for discussion this evening. It has been talked about moving the digital speed limit signs around town as Mr. Bowlin mentioned. Because of the tunnel vision we need to move the signs around some so people have to look and be aware.

Bowlin – Is there appropriate signage that we have to put up if there are speed bumps? So that if someone tears their suspension out, we aren't held liable for it. **Answer:** Yes

ORDER OF BUSINESS

Cemetery; Ordinance No. 637, Lot Prices; Tim Love, 7:16pm: – (Handouts)

Love – Prices haven't gone up in years. We have been working on revising our Cemetery Rules and Regulations and our Policies, we've been working closely with Anne on some of these things. We did have a question concerning one of the Ordinances, what it really was, its meaning, who enforces it, etc. Also, we wanted to make some revisions to our policies and see if you have any questions concerning those. We are also trying to figure out the other fees concerning Sexton, etc., who gets that money and so on. Concerning the Lot Prices: We had to go back and forth on the boundaries concerning what is considered "local". We determined perimeters of HWYS around us. So that others don't just purchase cheap plots with no ties to the area. We have checked with other cemeteries in the area, and we are in line with them concerning costs with these raised prices. We do have questions concerning who is going to FINE as well as collect on those FINES, when it comes to our violations: drinking, firearms, vandalism. Where is the authority? We have some signage but not hours.

Officer Moore – Vandalism can be delt with by the County. Hour signage would be good to help with not having folks going out there and drinking at night. And there is a homeless encampment set up not too far from there.

Mayor Gragg – We recently put up signs in our parks about no camping and such. The cemetery is owned by the city but where is it considered to be located? **Answer:** *Harvey County, so they will need to be the ones to enforce and write tickets.*

Love – Currently, we are working on leveling off some of the areas that have sunken in, we have ordered more dirt. Andrew has been a really big help. He is working on trying to get a water pump rebuilt that is out there back to working order. So, there is some water access. It is just a hand pump at a well.

Mayor Gragg – When was the last time the rates were raised? *Answer: 2017*

Love – The copy of the Rules and Regs for the Cemetery is for you to go over and see if you have any revisions for us. (*Morrow provided Love with a copy of the current city codes concerning the Cemetery so they can do the same.*) We mainly wanted to find out if you had any objections to the price changes. --- nothing from the City Council. It looks like you are in line with others in the region.

Bowlin motions to approve the Ordinance No. 637, Cemetery Lots; Sale Prices, second by Ravenscraft. All Ayes. Ordinance No. 637 passed, 7:32pm and signed by Mayor Gragg; Attested: Anne Morrow, City Clerk.

Scout House Report & Discussion, 7:33pm: - (Handouts)

Mayor Gragg - was able to meet briefly during Fred Fest with the Scouts to invite them to the meeting. In the agenda there is a current monthly overhead. Includes our rental fee; when it comes down to it, it's a \$25 rental fee. It has good bones it just needs some TLC. This would be a good opportunity to discuss some fundraising in our community and possible volunteer opportunities for local contractors who could come alongside the Scouts and help do some necessary plumbing, electrical, etc. upgrades to the facility. Mrs. Coleman also asked the Scouts to be here via her connections.

Ravenscraft – Has the roof been looked at recently? **Gragg** – I don't know the last time it was inspected; we do carry insurance on the building. Are there any leaks in the building as far as the Scouts are aware of?

Sattelmeyer – Roof-wise I don't believe we have noticed anything. However, water does come in under the South door and will pool inside. That has been an issue for a number of years.

Mayor Gragg – Has the Scouts had an opportunity to gather some ideas as well as discuss some fundraising concepts? List of things you would like to see repaired?

Sattelmeyer – We wanted to wait and kinda see what your overall goal with it was. And we could adjust anything based on that. If we are talking simple stuff like a fresh coat of paint, we can get that kind of stuff knocked out pretty easily. If it is more structural that is something we would need to look into a little more. We have had a scout talking with a couple people previously about working with the shed over next the library and the shed over at the Scout House, to refurbish them, so this might be a good fit for him and a couple of others so they could take a lead to an extent on some things. But mostly I wanted to see what your thoughts were. A couple of things we would like to see: I think we are on the same page as far as heating and air units. I also didn't know this until someone mentioned it, but the 2 doors are not keyed the same. **Morrow:** *We are in the process of putting new locks on everything and that will solve that issue.*

The water leaks at the South door and a real nuisance is how loud it can get inside there. It's probably not something that can be solved with flooring, maybe look at different panels for the walls and/or acoustical tiles for the ceiling.

Ravenscraft – Is there any guttering on that building? To help keep the water away from the doors?

Answer: No, and the wind just blows it in.

Sattelmeyer – Another issue that has been brought up is the storage room. It would be nice to have a secure, dedicated space for the Scouts stuff in the room that has to remain unlocked due to the breaker box being in that space. Not sure what type of solutions as far as keys or reframe the room or moving the box outside. We are very amenable to a lot of things, so we are curious to see what you think.

Morrow – In the handout, I couldn't find an actual blueprint of the Scout House, so I have made a very rough layout to help visualize the space. I have made one of how things are, another very blank for creating ideas on and then one that is just a couple of my ideas. As a general contractor's daughter, I play with ideas, so the last one is what I came up with. It shows moving the main entrance back inside a bit more to create more of an entry way which would allow for both rooms at the front to become accessible to the public and turn them both into restrooms to eliminate the need for port-a-potties to be brought out every ball season. It would also wall off the fronts of your storage units, where we could flip their openings to the other side, which is in the main hall. Along with that angle the corner to create an actual

closet in that main hall area for tables, scouts' items, etc. All these ideas can be a pick and choose as well as a springboard for better ideas; none must be done or even at all or even at the same time, they are just ideas. Obviously like you we were thinking paint, a possible metal roof, just some cosmetic stuff.

Mayor Gragg - I think there is at least one broken window on the far east side of the building.

Ravenscraft - Would you paint the paneling? **Answer:** *Yup, sure could. Paint interior and exterior.*

Brian Fee - One thing that may save some money in the long run is a tankless water heater.

Ravenscraft - Does anyone use the fireplace that you know of? **Answer:** *Yes, the Scouts have for learning and activities like roasting hot dogs, etc.*

Silkknitter - How often does the scout house get rented out? Like is it an equity flowing in for \$25.

Answer: *No, not even once a month at times. Some months once, maybe twice. With some months none at all. People have rented it for Graduation Parties, Birthday Parties but even so it's not as frequent as you think. It gets used but not at the level we would like it to be. That is why if we dress it up a little bit, and put some clean finishes back in, it will bring in more renters.*

Ravenscraft - Is the kitchen very dated, does that need addressing? **Scout Rep.'s** - We think the kitchen is fine. Even the appliances aren't terribly old. I think just a good sprucing up would go a long way.

Mark Annen - I wonder if many people know about it, maybe a blurb in the newsletter. Let folks know it's available.

Patricia Fee - I've thought that as well, it's great for birthday parties especially with all the outdoor space.

Mayor Gragg - I would go with the assumption that there is a 0 budget to do the work on it and look for fundraising.

Sattelmeyer - that is what we were thinking, and we may have a couple of our boys take the lead on that. If an official Eagle Scout project like this gets approved by us, then that would include the Scout doing fundraising and all of that.

Mayor Gragg - Thank you for coming tonight and helping get a good start on the discussion. I encourage you to talk with your scouts about this and if you need us to assist with things in the newsletter to help promote fundraising activities, we would like to help do that. I would really like to see the Scouts take the lead on this, being the "Scout House". The city does rent it out, but the rental fees really don't recoup much more than maybe cleaning supplies. It's definitely not paying utilities or insurance on it. As far as covering overhead, we are hoping that if we could rent it more frequently it will start to cover a little bit more. We are not looking at it becoming a revenue stream or anything.

Officer Moore - In Potwin, they just went over this a few meetings ago, they got it where people who have their own canning businesses or something that can't be run in their own home are now renting their Community House and just won't be there if someone else is renting the place for an event. I think it's rented through a website or something.

Brian Fee - That is one thing we had talked about was getting a google doc set up for sign-ups, so everyone was aware of when it is being used and be able to mark it all on one calendar.

Morrow - Yes, I was wondering how that works; I've never really known when the scouts are using it, so I just hope it doesn't conflict with anyone when they schedule.

Patricia Fee - It used to be if you wanted to rent it, on Monday, Tues. or Thurs. the city called us/if we needed to use it on Wed., Fri., Sat. or Sunday we called the city to see if we could use it. But right now, the Cub Scouts are meeting there on Tuesdays, so currently Tuesday night is the only night we are using it consistently. About 6:30 - 7:30p, that may vary. There is occasional weekend stuff, but we will let you know about those.

Sattelmeyer - When you get new locks can we get the new keys, maybe 3 or 4. **Answer:** *Yes*

[South Main Violation Letter, 7:50pm:](#)

Mayor Gragg - This concerns the property at 421 S. Main.

Morrow – As you are looking over the letter I have provided. I just recently received a few more emails from the owner of the property. Prior to fall festival I once again emailed her concerning her overgrown yard including a picture in hopes she would get things at least mowed before the festival. Her reply back was read to the council which did not discuss anything on her own list of violations but asking questions concerning our chicken laws* and other “issues” she had with properties around her... I responded with the fact that chicken codes have not changed since 2017 and the issues she may have with anything else can be reported via our complaint forms. She has been in contact with a resident of the town who is willing to help her clean up.

Bowlin – So she sidelined all our information and is trying to redirect. At this point she just needs to get her fence fixed so no kids drown in the pool.

*The chickens she is concerning herself over are residents of the county not city. - The city clerk did point out that they do not need to trespass onto city property, they could become an issue.

Morrow – She responded back to my email and continued down her path of chickens and roads. And surveys are not required. Expressing concerns for drainage.

Silknitter – the alley behind there has been overgrown so I have been clearing that out. I have a road on my property. I would also like to help clean up my properties easements that are in the alley. The sewer goes back through there and it has made it so much easier for the city to get back there. My question is how many more years will it take to get her fence fixed?

Morrow – That is what this letter that the council is reading over is all about. Our city attorney has looked at it, it is worded from our current city codes, as written.

Mayor Gragg – reads the specifics of the violations in the letter aloud. That is the most legal we have ever been!

Ravenscraft – Who wrote that? **Morrow** – basically our city code book. I typed it all up. And our city attorney Brian Bena looked it over and approved.

Stringer – You were dead on with our codes and violations.

Officer Moore – I liked how you included the specific violations to the property at the end, not all cities do that, and it gets dragged out.

Claassen – I just had a question about the 10-day requirement. My assessment of the one-time walking through there was we would have to allow for the leaves to deteriorate to uncover some of those piles. Before we can even get a mower in some of those areas, the 10 days may be an issue at this time of year.

Mayor Gragg – If the property owner had shown a concerted effort to correct these things, we would allow grace to that 10-day period.

Coleman – Can there be something in there if she needs an extension. **Answer:** *There is a time frame listed in the letter where she can address the council if she needs more time.*

Bowlin – When was she first approached about all of this?

Morrow – minus the official letter, I informed her of all of these violations a couple of months back.

Officer Moore – Before Anne, when Heather was here, the door was open to the house, so I went in and investigated the whole property.

Stringer – All of it was addressed when Heather was here, who sent a letter; so its been over a year.

-- City Council approves the letter as written; The mayor has signed said letter and it will be delivered in person to the property owner via Officer Moore. 8:10pm

Financial Report – Terry Ullum, 8:10pm

- No New or Special Projects, for our utilities or payroll so it's been pretty routine this month. If you would like different reports or anything just let me know, these do not have to be set in stone.

Stringer – On the Visa bill was there a late fee? **Answer:** *Yes, it was the mailing; getting signatures and it all put together created a delay. When some of our bills come in the mail, they are due in 5 days or at times less and getting the checks written, signed and mailed can create a challenge but we don't usually get late charges. This is our first one on our Visa, it just missed the date.*

Ravenscraft – Did you try calling them to get it waived? *Answer: No, not yet. This months just went out and hopefully it will get there in time.*

- For the November meeting I will make a comparison between last year to this year to see where we are from one year to the next.

Motion to Approve Financial Report: Stringer, second by Coleman. Ayes Carried: 8:13pm

PERSONNEL REPORTS

Police Report – Tom Moore, 8:13pm

- I've been reminding a lot of the farmers right around here to be aware that there has been a spike in folks stealing equipment, trailers, etc. in the area. Don't leave equipment accessible. Document their mowers, equipment. Lock things up.
- Complaints from in town concerning the nighttime. So, I will change my hours to work a couple nights here and there to address some of those folks driving fast through town, and some suspicious vehicles driving through town.
- The car sitting at the bank got picked up.
- Are semi's coming down Elm Street?

Silkknitter – It's hit and miss, it's usually if they miss their turn into Main and then they take Elm. So that's why we wondered if the speed bump would work for that as well.

Maintenance Report – Andrew Hanna, 8:23pm

- We put up a new Stop Sign at Vine and Oak at the dip. Removed the Blind Person sign on Elm. Moved the speed limit signs around North Main closer to the road. They were set away from the road. They are now visible for drivers to be aware of our speed limits.
- Fred Festival, everyone seemed to have a good weekend and the junior high youth group that goes around and picks up trash for us reported there was less trash to be picked up this year. So, I thank everyone for keeping everywhere clean, or it blew away, whichever.
- Put grass seed on the ball fields. The Soft Ball field is starting to sprout, and it's looking good. It's green if you go by. The product was funded by the USD 206 School District. They seem happy with how this has gone.
- In contact with KWRA concerning upcoming testing on water and wastewater. Dec. 5th. We both are eligible to take these tests in Emporia.
- Upcoming Tower Work, the bladder tank truck is to be here Wed. Oct. 30th, we are next on the list.
- The concession stand has been winterized, so we hope for no freezeups.
- Graber Backhoe has installed the new water valve at Willow & 1st. That went well... I learned a lot! I learned you need 12ft by 10 ft to dig a proper hole, and I don't think many people will want me doing that in their front yards, when I need to rebuild a valve. 12ft by 10ft is OSHA regulations for the workspace needed in replacing the area of pipe. -- We ended up having to turn off 13 VALVES to get the water off for that one area of work. We finally used a "bad" valve we were told not to use which shut the water down to get the work done. That valve of course was leaking out the top, but it shut the water down. We had to use it, we had already shut off half the town of water which was not according to plan. Anne can vouch she had a FEW phone calls. It took 2 hours to finally get the water shut off, when it should have been 10 min.

Bowlin – We have to inform them when we have to shut the water off don't we? *Answer: When it's planned for maintenance work, yes; when we are trying to shut water off in areas that isn't planned for or water leaks, you can't notify beforehand. This got bigger than was planned.*

- Brings me to Valve exercising. Talked with Javin who works with the machine that exercises the valves. The question was raised concerning what if a valve breaks during this process? He said, the only valve he has seen break was so stuck and was a 2in valve. Our smallest valve is a

3in valve, the rest are 4, 6, and 8in valves. The machine has adjustable speeds, and he has only broken 2 out of 1,000 valves. Those 2 needed to be replaced anyway and KWRA is not held responsible for broken valves that are being exercised.

- Sold the Hesston tractor for \$800 which will go into the Equipment Fund.
- Leaf removal has started; we've developed a prototype leaf sucker.
- Fire Hydrant parts have been ordered and delivered. We will continue to work and repair them as needed.

Ravenscraft – Could we discuss the Speed Bump idea a little bit? Are we thinking the full width of the road, where? How many feet does the sign need to be before the bump?

Maus – We could do one side or all the way across. There are hard plastic ones or asphalt patch ones, which would be cheaper, and repairable. It would take about 7 bags, \$20 a bag. One right before Butler and one right off Kansas. Around Judy Silkknitters, and near Dallas Sweazy's house. If I remember right on the signage, I think it's around 30 ft. but we will have to look into that.

Bowlin – I'm wondering if there is some sort of Statute against having speed bumps in town? Because I've never seen one on a city street. They always are on private property.

--- others said they have seen them in Andover and Wichita. Some do have Humps not Bumps.

Since we do a Slurry Seal on that road every now and again how would that work?

Hanna – It would probably be easier if we could remove it so they could slurry seal the road and then put it back in place. However, if it was an asphalt patch I guess they could just slurry seal over it.

Maus – the asphalt patch one can be moved by a skid steer or backhoe.

Bowlin – I don't think there is any resistance on doing it, we just need to figure out what we need to do.

Side Discussion: we may need to put in a "Cross Traffic Does Not Stop" under the Stop sign placed at Vine and Oak. Or more Stop Signs.

Mayor Gragg – Lets figure out what signage is required and make sure we have signage ready for when we put the bumps in. Side Note: Andrew does have his Operator In Training Certificate for Wastewater. Discussion: we may need to put in a "Cross Traffic Does Not Stop" under the Stop sign placed at Vine and Oak.

Clerk's Report – Anne Morrow, 8:45pm

- Updates on current and new Complaint Forms submitted to the office.
 - The complaints concerning 213 S. Elm, no code violations were found.
 - The COOP trees, there has been no more movement concerning those.
 - New complaints are coming in concerning the cat population and most cats in town are not registered as pets. Fleas and kittens are infesting people's properties around town. I only have a few cats registered as pets within the city. City Ordinance allows only 4 pets total per household. **SOLUTION:** The council would like to post a job opening for the Animal Control Officer position. See if there are any interested parties. Look into the current pay schedule for such a position in other cities.
- Codification Update: it will be at the very least 2 more months before the updates are completed.
- Utility Bill Payments can now be paid online as of Oct. 25th: We are using a service called NexBillPay which works in conjunction with our Utility Software, they have created an online portal where folks can create an account using their utility number in the set-up process. They have the option to no longer get paper bills mailed but be notified via email or text where their bill is concerned. The portal is live on our website. There is a set fee of \$2.50 to pay online.

Mayor's Report – Brady Gragg, 8:57pm

- A letter was sent to the McCoy's stating they were responsible for removing the tree in question. The property has since been sold. The new homeowner will take responsibility for the removal of the tree.

New/Unfinished Business

Mower Cost, 9:00pm

Reminder that the funds in the Equipment Fund have been there since 2023 and cannot be used for anything else other than Equipment because it has been set aside as a specific line item. There is no replenishing of the funds once used unless the Council decides to do so.

Ravenscraft – Explains quote handouts he has provided. Ravenscraft IMP bid for 2025 is \$20,300 with a \$500 trade in. This is Ravenscraft trying to get business from the city.

Stringer – Is this something you would have to order. *Answer: Yes, it would take about a week to get it in.* It's something that must be done. I say we just do it.

--- Discussion on the size of the mower and rear discharge feature. Maintenance of the machine. I make a motion to accept the bid and get this done.

--- Discussion on if it's worth keeping the old machine as a spare, selling it ourselves or trading it in. It needs work but we might get more for it on Marketplace than from a Dealer. It is a 2006 machine.

Bowlin – I really have a problem with only having the one bid. I have a problem with always getting just one bid from whoever it may be. We don't buy any meat from Grant so it's not a problem. But when we are shelling out 20 grand to a councilman's business, that is why we need more than one bid, for transparency, that's why we ask for multiple bids.

Ravenscraft – I invite more bids. Go right ahead. This bid I've provided can still be done in Nov. or whenever.

Hanna – I know the last bid that I got from the Manufacturer, I do know that your (Ravenscraft) new price does beat that Moridge bid.

Bowlin – Can you get bids from other dealers?

Mayor Gragg – Why don't you (Hanna) get a couple more bids and we can look at this again next month.

Provide Handouts, 9:11pm

These handouts cover a new Policy & Procedure Handbook as recommended by our Auditors. They are for the Council to look them over and provide feedback, changes, etc. to the City Office before next month's meeting so we can vote to accept it. That way they can take effect January 1.

Agenda Items for October 28, 2024

- Cemetery Revisions Review
- Policy & Procedure Handbook – Acceptance Vote
- Review Bids for Mowers

Bowlin calls for a recess into an Executive Session for HR Employee Evaluation Discussions and to resume at 9:35pm. Second by Coleman. Ayes Carried: 9:15pm

- Resume regular meeting at 9:35pm
- The council is very proud of the work Brandon Maus has been doing. Appreciates how well he has helped and shows up to get work done no matter what the job may be.
- The council thanks Andrew for all the improvements he has already brought to the city and his willingness to learn. He has been a great addition for the City of Whitewater.

Bowlin motions to give a performance-based raise to Brandon Maus, City Maintenance, of .75 cents per hour, effective November 1, 2024. Second by Coleman. Ayes Carried: 9:43pm

Bowlin motions according to the hiring contract of Andrew Hanna a \$1.00 raise after 90 days satisfactory employment, effective November 1, 2024. Second by Ravenscraft, Ayes carried: 9:45pm

Bowlin motions to bring the October Council Meeting to an end, Second by Coleman. Ayes carried:

9:45pm

Meeting Adjourned - 9:45pm