

City of Gregory
Regular Council Meeting
Monday, January 5, 2015

The Gregory City Council met in regular session on Monday, January 5, 2015 at the Gregory City Hall. Mayor Maurice Schlaht called the meeting to order at 7:00 p.m. The following members were present: Mayor Maurice Schlaht; Council Members: Chad Peck, Stacey Boes, Tim Mills, Shana Flakus and Seymour Studenberg. Absent was Council Member Blane Bartling. Also present were news reporter Colleen Flynn, Head Librarian Diane Althoff, Public Works Supt. Mark Fortuna and Finance Officer Al Cerny.

Agenda

Motion was made by Stacey Boes to approve the agenda as posted. All members voted aye.

Minutes

Motion was made by Seymour Studenberg to approve as written the regular city council meeting minutes from December 15, 2014. All members voted aye.

Public Forum

Scott Anshutz, the chairman of the Gregory Planning and Zoning Committee, gave the city council a report on the planning and zoning activities for 2014, and also reported on the building permits issued and the dollar value of the permits. Anshutz then outlined some of the goals of the planning and zoning board for the year 2015. Also included were the following officers and terms of the members for 2015: Scott Anshutz, Chairperson with a term of 3 years; Sam Flakus, Vice-Chairperson with a term of 2 years; Bonnie Johnson, Secretary with a term of 2 years, and; Directors Donna Schmitz with a 3 year term and Guyla Husman with a 1 year term.

Department Head Reports

Chief of Police Steve McDowell gave the council the police department report of activities for the months of November and December. Steve will start teaching the DARE program in the grade schools of Gregory County the following week.

Diane Althoff presented the December library report of revenues/expenses, library usage and activities. She noted that Gregory County did donate \$350 to the library.

Mark Fortuna reported that they had been working on snow removal. He did give the council the pictures of two blocks of south Felton Street sewer line that is in bad shape. He will talk to SPN about replacing or relining the main.

Committee Reports

Shana Flakus was asked by some people living in the area, if the city had any plans to continue curb and gutter on Main Street going north. The city has no plans at this time for the project but in the past, interested citizens would come to the city and ask about forming a special assessment district to do these types of projects. If there was enough interest, the city would get an estimate of the costs and proceed from there.

New Business

Rural Development Project Hearing

The city council held a hearing for any interested residents in regard to the proposed Grandview Addition improvements that are being proposed and the Rural Development loan that the city will be

applying for to fund the improvements. Nobody was present at the meeting ask any questions or voice any concerns about the proposed Grandview Addition improvements. Motion was made by Chad Peck to authorize Mayor Maurice Schlaht to sign the following resolution of support for the Grandview Project. All members voted aye.

Water Controls

The council discussed the updating of the water controls. The current system has been fixed but there is no more room for additions to the system and the parts could be hard to find. The software portion was replaced 3 years ago, but the hardware is the part that is getting outdated. The cost to update is around \$30,000. After some discussion, it was agreed to table for now until the engineers could be asked for their opinion and other possible updates are priced.

SDML Statement of Support

The SDML is trying to get legislation passed that would allow municipalities to add an additional one cent sales tax for streets upon a vote of the municipality. Motion was made by Seymour Studenberg to approve the following statement of support. All members voted aye.

Statement of Support

“The City of Gregory supports a local option additional penny of municipal sales tax, with the approval of our voters, for specific infrastructure projects.”

Resolution 2015-01

The city council reviewed the following resolution that would give title to the Gregory BID group of a section of land in Grandview for development under the guidelines of the resolution. Motion was made by Chad Peck to approve the passage of Resolution 2015-01. All members voted aye.

RESOLUTION 2015-01

A resolution granting the City of Gregory the power and authority to give and convey title of the real property that is legal described below to the Gregory Business Industrial Development Corporation of Gregory, South Dakota.

WHEREAS, the City of Gregory is an active municipality within the State of South Dakota; and

WHEREAS, the City of Gregory has recently purchased real property for the purpose of developing the land for housing, commercial and industrial needs of the City of Gregory and that real property is legally described as:

Lots 1 thru 8 of Block 1; Lots 1 thru 9 of Block 2; Lots 1 thru 6 and Lots J and K of Block 3; Lots 1 thru 16 and Lots G and H of Block 4; Lots 1 thru 4 of Block 5; Lots 1 thru 8, 8A and Lots E, F of Block 6; all in the SW ¼ of the SE ¼ of Section 12; Grandview Addition to the City of Gregory, Gregory County, South Dakota.

WHEREAS, the above described real property is currently known as the Grandview Addition of the City of Gregory; and

WHEREAS, under SDCL 9-12-5, the City of Gregory has the power to give and convey the above described real property to a South Dakota public corporation so that the above described property can

be used for authorized public purposes that have been authorized, made or done on the terms and in the manner provided by a Gregory City Council resolution; and

WHEREAS, under SDCL 9-27-36, the City of Gregory has the power to convey the above described real property to a nonprofit local industrial development corporation so that the above described property is used for an authorized public purposes or industrial developments that are authorized on the terms and in the manner provided by a Gregory City Council resolution; and

WHEREAS, the Gregory Business Industrial Development Corporation was established for the purpose of promoting business, industrial and housing development in the Gregory area; and

WHEREAS, the Gregory Business Industrial Development Corporation is a public corporation that is currently registered in the State of South Dakota; and

WHEREAS, the Gregory Business Industrial Development Corporation is currently registered by the South Dakota Secretary of State as a "Domestic Nonprofit" corporation in good standing.

NOW THEREFORE BE IT RESOLVED THAT:

Section 1. Conveyance of Grandview Addition

1.1 The City of Gregory will convey and sell to the Gregory Business and Industrial Corporation the following described real property:

Lots 1 thru 8 of Block 1; Lots 1 thru 9 of Block 2; Lots 1 thru 6 and Lots J and K of Block 3; Lots 1 thru 16 and Lots G and H of Block 4; Lots 1 thru 4 of Block 5; Lots 1 thru 8, 8A and Lots E, F of Block 6; all in the SW ¼ of the SE ¼ of Section 12; Grandview Addition to the City of Gregory, Gregory County, South Dakota.

Section 2. Authorized Public Purpose

2.1 The Gregory Business and Industrial Corporation will use the above described real property for the purpose of selling lots for residential housing, lots for commercial development, lots for industrial development and other purposes for the public well-being.

Section 3. Terms

3.1 The members of the Gregory Business and Industrial Corporation will need prior approval from the Gregory City Council before any purchase agreements are executed regarding the lots located within the above described property.

3.2 All net proceeds received by the Gregory Business and Industrial Corporation from the sales of the lots located within the above described real property land will be promptly delivered to the Gregory City Council so that it can be used for the further development of the Grandview Addition area.

Section 4. Authorization of City Officials

4.1 The Mayor of Gregory, the Finance Officer of Gregory and the Gregory City Attorney shall be and are hereby authorized to execute and deliver for and on behalf of the

City of Gregory, all other certificates, documents or other papers and to perform such other acts as they may deem necessary or appropriate in order to implement and carry out the actions authorized herein.

Section 5. Effective Date. This resolution shall take effect on the 20th day following its public publication unless it is suspended by a timely and adequately signed referendum petition.

Adopted at Gregory, South Dakota, this 5th day of January, 2015.

Approved:

Maurice Schlaht, Mayor

ATTEST: _____
Al Cerny, Finance Officer

Adopted: 1/5/15
Published: 1/14/15
Effective: 2/3/15

Public Nuisances

The council discussed a letter that had been sent concerning the boarding of windows done to a building at 623 Main Street. It was agreed to wait until the next meeting before deciding what action should be taken next since the owner may not have received the letter yet. The council also agreed to take some action on a house in the 100 block of West 5th Street. The nuisance committee will decide on what particular action to take.

City Administrator Ordinance

An ordinance creating the office of City Administrator was presented to the city council. The ordinance No. 2015-01 was placed on its first reading. Motion was made by Tim Mills to approve of the first reading of Ordinance 2015-01. All members voted aye.

Meeting Date

The council agreed to change the next regular council meeting date to Tuesday, January 20, 2015 due to the Martin Luther King holiday.

Claims

Motion was made by Chad Peck to approve payment of the following claims. All members voted aye.

Appeara	Mats/Dust Mop/Towels/Hand Cleaner/Coveralls	59.17
Cardmember Service	Online Backup Service/J Keegan Notary Bond/Sample Cells	199.79
Dakota Auto Care	Repairs to 2005 Chevy Blazer	1,523.22
Data Technologies Inc	2014 Tax Forms	159.16
DENR - Board of Operator Cert	Renewal Of Operator Cert/Fortuna-Hamilton-Wenger	66.00
Department of Revenue	Water Testing	406.00
Golden West	January Phone Service	987.17
Gregory Times-Advocate	Council Publishing/Newspaper Subscription	366.35
Health Pool Of SD	Health Insurance	5,488.48
Klein's True Value	Xmas Light Bulbs/Cable Clamps/Yardstick	17.73

KWYR AM	Web Site Advertising	55.00
Office Products Center	Service Contract/Paper/Tape	83.28
Petty Cash	Postage Reimbursement	8.83
Planning & Dev District III	2015 Membership Dues	2,213.00
Rosebud Electric Coop Inc	Electric Payment/Main St Bulbs	6,696.88
Running's Supply Inc	819 Ft Cable For Main St Xmas Lights/Binder Chain/Gear Lube	650.18
SD Airport Management Assoc	2015 Membership Dues	25.00
SD Assoc of Code Enforcement	2015 Membership Dues	40.00
SD Dept Of Env & Natural Res	2015 Wastewater Fee	1,500.00
SD Govt Finance Officers Assn	2015 Membership Dues	70.00
SD Govt Human Resource Assn	2015 Membership Dues	25.00
SD Municipal St Maintenance	2015 Membership Dues	35.00
SD Police Chiefs' Association	2015 Membership Dues	96.81
SDML Workers Compensation	2015 Work Comp Premium	13,382.00
SD Municipal League	2015 Membership Dues	1,192.83
Tripp County Water User Dist	Monthly Water Service	3,000.00
Wilson Heating & Cooling	Replace Fan Motor Auditorium Locker Room	681.00
Wm Krotter Co	Sand Mix	4.59
Total		\$39,032.47

12-16-2014 Payroll: Mayor/Council, \$5,850.00; Finance Officer, \$1,840.00; Police Dept., \$4,770.75; Street Dept., \$3,587.53; Water Dept., \$2,914.74; Sewer, \$404.22; Airport, \$225.50; Library, \$1,069.07; Economic Dev., \$200.00; Total Gross Amt, \$20,861.81; Child Support, \$219.23; EFTPS, \$4,567.61

12-30-2014 Payroll: Finance Officer, \$1,840.00; Police Dept., \$4,848.01; Street Dept., \$3,866.45; Water Dept., \$2,627.29; Sewer, \$409.09; Airport, \$240.88; Library, \$753.39; Total Gross Amt, \$14,585.11; Aflac, \$445.59; SDRS, \$5,879.62; Child Support, \$219.23; City of Gregory, \$55.99; EFTPS, \$3,506.02

Executive Session

Motion was made by Tim Mills to go into executive session to discuss employee salaries for 2015. All members voted aye. Council went into executive session at 8:05 p.m. At 8:45 p.m., Mayor Schlaht declared the council out of executive session. The council agreed to the following wages for 2015: Cecil Harsin, \$10.25 per hour; Emil Hlavka, \$10.25 per hour; Diane Althoff, \$13.25 per hour; Michael Klarenbeek, \$10.50 per hour; Hunter Mills and Rae Tyburec, \$8.50 per hour (state minimum wage increase); Steve McDowell, \$16.00 per hour; Matt Vanderlinden, \$14.75 per hour; Chris Reinartz, \$14.00 per hour; Mark Fortuna, \$22.00 per hour; Jack Wenger, \$17.50 per hour; Alex Hamilton, \$17.00 per hour; Jennifer Keegan, \$18.00 per hour, and; and Al Cerny, \$51,500 a year, exempt salary. The Mayor and Council pay will be increased by \$50.00 per month. In addition, the council agreed that all overtime pay would be paid in overtime pay and not comp time off.

Adjourn

Chad Peck made the motion to adjourn. All members voted aye.

Maurice Schlaht, Mayor

ATTEST:

Al Cerny, Finance Officer