

Gregory City Council
Regular Meeting
March 17, 2014

The Gregory City Council met in regular session at the Gregory City Hall on Monday, March 17, 2014 at 7:00 p.m. with the following members present: Mayor Maurice Schlaht; Council Members: Chad Peck, Shana Flakus, Seymour Studenberg, Blane Bartling and Stacey Boes. Council Member Tim Mills was absent. Also present were News Reporter Colleen Flynn, Head Librarian Diane Althoff, and Public Works Supt. Mark Fortuna and Finance Officer Al Cerny.

Agenda

Motion was made by Blane Bartling to approve the agenda as posted with one addition and that being, adding the SDML District Meeting scheduled to be held in Wagner on April 9, 2014. All members voted aye.

March 3, 2014 Minutes

Motion was made by Seymour Studenberg to approve as written the March 3, 2014 council minutes. All members voted aye.

Public Forum/Visitors

Doug Pochop presented the council members with a petition signed by a majority of the down town business owners that would like to see something done with the sidewalks in the downtown area. Doug Pochop told the council that the owners would like to see a plan developed that would start an assessment district so the cost could be paid back over 5 to 10 years. It was agreed that the City would get some cost figures together and then schedule another meeting with the owners.

Department Head Reports

Diane Althoff gave the council the annual library report. The council thanked her for the report and commented that it looks like library is being well used. Diane also told the council that they are starting the automation process and when it is completed, it will be a lot easier to search for a library book. The council approved the library to surplus some older books and put them on sale.

Mark met with the council and updated them on a radio install at the airport which would allow better communications with for an air national guard outfit who use the Gregory airport as a practice site. South Dakota Rural Water will be coming to Gregory to help look at one of the water mains that feed the hospital. There appears to be a problem of some kind with the water main line.

Board of Equalization

At this time the council adjourned as the City council and re-convened as the Board of Equalization. They met at 7:30 pm. The council had the following seven people appeal the new assessed value of their property.

Barb Durfee, Parcel #5630 appealed the new assessed value of \$ 8692. She thought it should remain at the old value of \$6248. Motion was made by Blane Bartling to lower the value to \$6248. All members voted aye.

Anne Harding, Parcel #6257, appealed the new assessed value of \$13,104. She asked that the value be lowered to \$7500, which is what the property sold for 3 years ago. Motion was made by Chad Peck to approve of lowering the value to \$7500. All members voted aye.

Richard Dostal, Parcel #5710, appealed the new assessed value of \$10,102 because the house was used just for storage with no heat, or water/sewer service and nobody living there. Motion was made by Blane Bartling to agree to lower to \$3500, which is what Dostal was asking for. All members voted aye.

Virgil Raschke, parcel #5779, appealed the value of his house going to \$10,331. He felt it should remain at \$7417 because of the age of the house. Motion was made by Shana Flakus to lower the value to \$7417. All members voted aye.

Mark Fortuna, parcel #6378, appealed the value of his house that went to \$79,489 because the surrounding houses in the same area were lower in valuation. He felt the value should be \$62,000. Motion was made by Chad Peck lower the value of the Fortuna house to \$62,000. All members voted aye.

Troy Sundquist, Parcel #6517, appealed the value his motel. He felt the value should be \$64,271 based on what other motels were valued at in the area. The value of his motel is \$102,429. Motion was made by Seymour Studenberg to keep the value at \$102,429. Ayes: Studenberg and Flakus. Nays: Bartling, Peck and Boes. Motion failed. Motion was made by Chad Peck to change the value to \$64,271. Ayes: Peck, Bartling and Boes. Nays: Flakus and Studenberg. Motion carried.

Al Cerny, Parcel #6514, appealed the value of his house going to \$73,892. He felt the value should be lowered to \$62,587 based on the comparisons of ten houses that he had listed. Motion was made by Chad Peck to lower the value to \$62,587 on the Cerny property. All members voted aye.

At this time, the council had no more appeals to hear so motion was made by Shana Flakus to adjourn as the Board of Equalization and reconvene as the City Council. All members vote aye.

Reconvene as City Council

Building Permit for Dollar General

The council heard the recommendations from the Planning and Zoning Commission to approve the building permit for a Dollar General Store. The permit did not need a variance. The building would be built close to the site of the old Honda shop along Highway 18. Motion was made by Shana Flakus to approve the building permit for the Dollar General Store. All members voted aye.

Building Permit Fee Structure

The council had a discussion on the current City's fee structure for building permits. Scott Anshutz from the Planning & Zoning Commission agreed to bring some fee and building permit examples to the next council meeting. The council agreed that all building permits should go to the Planning & Zoning Board first before the council looks at them.

Joe Nguyen Building Permit

Joe Nguyen submitted a building permit for a house addition. The permit called for a 5' variance on the side property. The owner on the side had signed off on the permit. The Planning & Zoning Board had a

recommendation that this permit be tabled until the board can take some more time to review it. The Council agreed to table taking any action on the Nguyen permit until the next council meeting.

Auditorium Painting

The council members received an offer from the school to paint the inside of the auditorium. The school would furnish the labor and half the paint if the City would pay for the other half of the paint. It is estimated that it would take around 80 gallons of paint. Motion was made by Seymour Studenberg to pay for half of the paint that would be needed to paint the inside of the auditorium. All members voted aye.

SD Housing Paint Project

The city received a notice from the SD Housing Authority about a house painting project that they are sponsoring. Twenty five communities in South Dakota will be selected to receive free paint to paint a house in their community. The city will have to find a needy family that is willing to allow their house to be painted and the City will have to have volunteers paint the house. The State will furnish all of the paint to paint the selected house. Nominations have to be submitted to the State and the State will select the twenty five houses. The information will be turned over to the ministerial association to see if there is any interest.

Industrial Park Ground Use

The City has been approached about the possibility of farming some or all of new land just purchased, while plans are being made to get it ready for development. There was discussion on maybe putting a small grain cover crop in along with a grass or some other permanent covering. It was agreed to work up a plan or contract for such an arrangement.

SDML District Meeting

The members were reminded that the SDML district meeting will be held in Wagner on April 9, 2014. Registration needs to be submitted so the council was asked if they wanted to or were able to go to the meeting.

February Financial Report

Al Cerny handed out the February Financial report. The balance sheet and revenue and expenses were reviewed.

Claims

Motion was made by Chad Peck to pay the following claims that were presented to the council for payment. All members voted aye.

APPEARA	MATS/MOP/TOWELS/HAND CLEANER/COVERALLS	49.59
APPLE TIME INC	150 POLICE THUMB BANDS	113.93
BURKE VOLUNTEER FIRE DEPT	TWO FIRE EXTINGUISHERS	170.00
CARDMEMBER SERVICE	2014 LTS FACILITY FEE/ECON DEV MTG MEALS	414.91
CARL WARNKE	REIMBURSEMENT FOR HEART DEFIBULATOR	985.00
GOLDEN WEST	MARCH PHONE SERVICE	901.56
GREGORY COUNTY HWY DEPT	ROAD MAINTENANCE	21.25
GREGORY/DALLAS CHAMBER	2014 1ST QTR SUBSIDY LESS \$250 MEMBERSHIP	6,000.00

HD SUPPLY WATERWORKS LTD	50 RUBBER METER WASHERS	7.00
INSURANCE BENEFITS INC	AIRPORT LIABILITY RENEWAL	4,955.00
JIM'S GARBAGE SERVICE	GARBAGE PICKUP SERVICE	260.00
MR AUTOMOTIVE	2005 BLAZER WIPER BLADES	22.24
PETTY CASH	POSTAGE REIMBURSEMENT	7.63
POTOMAC AVIATION TECHNOLOGY	AIRPORT MONITORING FEES/SuperAWOS	250.00
ROSEBUD AUTO PARTS	OIL/ADHESIVE/FITTINGS/SCREWDRIVER /TAPE	184.62
RUNNING'S SUPPLY INC	CHAIN SAW SHARPENER/BATTERIES/PARTS/PVC CUTTER	
	NUTS & BOLTS/HEX KEY SETS/TRACTOR RADIO	727.01
SANTA CLAUDE'S TREE SERVICE	REMOVE 4 TREES-LIBRARY/CLINIC/DIXON TOWN	1,600.00
SD PUBLIC ASSURANCE ALLIANCE	2014 LIABILITY/PROPERTY INSURANCE	31,339.39
SOUTH DAKOTA MUNICIPAL LEAGUE	2014 DISTRICT MEETING REGISTRATION @ WAGNER	140.00
VERIZON WIRELESS	MARCH CELL PHONE SERVICE	465.89
TOTAL		\$48,615.02

3-11-2014 Payroll:

Finance Officer, \$1,840.00; General Government Building, \$297.09; Police Dept., \$4,517.23; Street Dept., \$3,649.59; Water Dept., \$2,422.60; Sewer, \$354.20; Airport, \$205.00; Ambulance, \$4,585.80; Library, \$1,246.26; Economic Dev, \$200.00; Total Gross Amt, \$19,317.77; Child Support, \$219.23; City of Gregory, \$50.00; EFTPS, \$4,379.51

Adjourn

Motion was made by Stacey Boes to adjourn. All members voted aye.

Maurice Schlaht, Mayor

ATTEST: _____

Al Cerny, Finance Officer