

Gregory City Council
Regular Meeting
August 19, 2013

The Gregory City Council met in regular session at the Gregory City Hall on Monday, August 19, 2013 at 7:30 p.m. The following members were present: Mayor Maurice Schlaht; Council Members: Tim Mills, Chad Peck, Shana Flakus, Seymour Studenberg, Blane Bartling and Stacey Boes. Also present were News Reporter Colleen Flynn, Public Works Supt. Mark Fortuna, Head Librarian Diane Althoff and Finance Officer Al Cerny.

Agenda

Cody and Tom Atteberry were added to the public forum portion of the agenda. Motion was made by Stacey Boes to approve the agenda as posted with the addition of adding Cody and Tom Atteberry to the public forum portion of the agenda. All members voted aye

Council Minutes

Motion was made by Blane Bartling to approve the regular council meeting minutes of August 5, 2013 and the special council meeting minutes of August 12, 2013 as written. All members voted aye.

Public Forum/District III

Eric Ambroson from Planning & Development District III was present to chair the CDBG public hearing concerning the Gregory Wastewater Improvement Project.

**COMMUNITY DEVELOPMENT BLOCK GRANT
COMMUNITY DEVELOPMENT AND HOUSING NEEDS ASSESSMENT
MINUTES OF PUBLIC HEARING**

Gregory Wastewater Improvements Project

LOCATION: **Gregory City Hall**

DATE: **August 19, 2013** TIME: **7:30 PM**

Mayor Schlaht opened the Community Development and Housing Needs Assessment public hearing as required by the Community Development Block Grant (CDBG) program. District III staff proceeded to explain that the City of Gregory is proposing to submit a CDBG application to assist in making improvements to the city's wastewater system.

The mayor further explained that the State of South Dakota has administered the federally funded Community Development Block Grant Small Cities program since 1982. Only cities and counties with populations of less than 50,000 can participate in the Small Cities Program.

Funds are distributed from three separate programs that address three distinct areas of need:

1. Imminent Threat Program
2. Special Projects
3. Community Projects

Funding requirements and the competitive nature of the programs were then discussed. It was emphasized that only those projects demonstrating the most serious need will be funded.

The proposed project was then explained and discussed with those in attendance. The City of Gregory intends to request **\$157,500** from the CDBG program for construction activities and project administration expenses.

Mayor Schlaht called for comments, noting that the purpose of this section of the hearing is to identify community development and housing needs for the City of Gregory and identify activities that could be undertaken to meet these needs. Those in attendance, as well as the city council, discussed various community needs and suggested that a list be developed. Hearing participants were asked to identify the major community development and housing needs of the city and discuss activities that could be undertaken to meet these needs. Discussion also occurred regarding financing options that could be available to undertake some of the proposed projects. It was pointed out that the city could not immediately meet all of the identified needs, due to budget limitations.

In addition to the need for this project, the following needs were identified:

- Addressing the City's wastewater system. This priority can be addressed through the proposed project to repair the outfall line to the lagoon and other lines in need of rehabilitation.
- Continuing support of economic development. Support activities of local development corporation to enable businesses to access grant funds (CDBG) and loans (REDI). The City should also maintain its position along Highways 18 and 47 as a strong market in Central South Dakota.
- Continue to support a workforce development program
- Seek partners in developing the land in the southeast part of town for residential and industrial uses.
- Construct a spec. building to attract a new or expanding business in the community.
- Expanding housing opportunities for low-to-moderate income families and the elderly. Sources of financing could include low interest loans from Rural Development and grants from the South Dakota HOME program. Other innovative programs, such as the Governor's House, should be encouraged for low-income families.
- Maintaining adequate transportation infrastructure.
- Addressing storm water drainage issues throughout the community.
- Fill the former high school with a business or residential use.
- Revitalizing the City's downtown. Gregory already has an active, vibrant Main Street. However, continued action towards a common goal will make the central business district stronger.
- Enhancing the City's recreational facilities.
- Cleaning and clearing dilapidated housing in the community.

A sign-up sheet of those in attendance has been attached for the record. There being no further comments, Mayor Schlaht declared the hearing closed at 7:55 p.m.

Al Cerny, City Finance Officer

Authorizing Resolution

Motion was made by Tim Mills to approve the following resolution which authorizes the CDBG application to the state.

AUTHORIZING RESOLUTION

WHEREAS, the City of Gregory has identified the need for improving its wastewater system; and

WHEREAS, the City of Gregory proposes to apply for Community Development Block Grant funding assistance in order to meet local needs; and

WHEREAS, the City of Gregory is eligible for federal assistance for the proposed project; and

WHEREAS, with the submission of this CDBG application, the City of Gregory assures and certifies that all CDBG program requirements will be fulfilled; and

WHEREAS, the City of Gregory has published the required public notice for this Community Development Block Grant application.

THEREFORE, BE IT RESOLVED, that the City of Gregory duly authorizes the submission of this CDBG application requesting approximately **\$157,500** to assist in making the proposed improvements to its wastewater system; and

BE IT FURTHER RESOLVED, that the Mayor be authorized to execute the CDBG application for the City.

Dated this 19th day of August, 2013.

SIGNED: _____
Maurice Schlaht, Mayor

S E A L

ATTEST: _____
Al Cerny, City Finance Officer

Resolution Designating Mayor as Certifying Officer
Motion was made by Stacey Boes to approve the following resolution approving the mayor as the project certifying and environmental officer. All members voted aye.

**RESOLUTION
DESIGNATING CDBG PROJECT CERTIFYING OFFICER
AND
ENVIRONMENTAL CERTIFYING OFFICER**

WHEREAS, the **City of Gregory** is applying for Community Development Block Grant funding from the U.S. Department of Housing and Urban Development as administered by the State of South Dakota, and;

WHEREAS, the **City of Gregory** is required to designate a certifying officer for the purpose of signing required documents pertaining to this grant.

NOW THEREFORE, BE IT RESOLVED, that the Mayor be hereby designated as the City's certifying officer for the purpose of signing correspondence, pay requests, and other required documents.

AND BE IT FURTHER RESOLVED, that the Mayor be hereby designated as the City's environmental certifying officer for all environmental review procedures associated with this CDBG project.

DATED this 19th day of August, 2013.

BY:

Maurice Schlaht, Mayor

(S E A L)

ATTEST: _____
Al Cerny, City Finance Officer

Resolution Assuring Fair Housing

Motion was made by Blane Bartling to pass the following resolution assuring fair housing. All members voted aye.

RESOLUTION ASSURING FAIR HOUSING

Whereas, it is the City Council’s belief that discrimination in housing not only threatens the rights and privileges of the citizens of Gregory, but also menaces the institutions and foundations of a free and democratic society; and

Whereas, this body desires to give meaning to the guarantees of equal rights contained in the Constitution and laws of this State and the United States and to encourage and bring about mutual self-respect and understanding among all citizens and groups in Gregory; and

Whereas, under the federal fair housing act, (Title VIII of the Civil Rights Act of 1968), it is illegal to deny housing to any person because of race, color, religion, sex or national origin.

Therefore, be it resolved the City of Gregory, South Dakota, makes a firm commitment to do all within its power to eliminate prejudice, intolerance, disorder, and discrimination in housing.

Therefore, be it also resolved that the Fair Housing and Equal Opportunity logo will be displayed at the Gregory city office.

Therefore, be it also resolved that the following procedures will be used to accomplish the purpose of the aforementioned resolution:

1. The City of Gregory shall inform all City employees of the City’s commitment to equal housing.
2. The City of Gregory shall direct all employees to forward immediately to the City Council any reports they receive of housing discrimination.
3. The City of Gregory shall forward such complaints to the South Dakota Division of Human rights within 10 days of receipt of said complaint.

SIGNED: _____

Maurice Schlaht, Mayor

Date _____

ATTEST: _____

Al Cerny, Finance Officer

Date _____

Public Forum/Atteberry’s

Cody Atteberry met with the council to express his interest in farming a portion of the land that the city is currently in the process of buying. At this time the council members thanked him for his interest, but told him that the city did not own the land and therefore could not say much on the subject yet. If the city does get possession of the land and decides to lease a portion out for farming, the council will let Cody know and give him a chance to submit a sealed bid on leasing the land for farming.

Department Head Reports

Mark Fortuna reported that he is still busy mowing and making repairs to streets and equipment. Willuweit Construction has started making the repairs to the auditorium roof.

Committee Reports

Chad Peck reported that Rich Wilson had fixed a control problem at the auditorium with the heating and cooling system. The boiler had been running while the air conditioner was also being used.

Shana Flakus inquired about crosswalks being painted around the school. After some discussion, the council agreed that the city should paint the crosswalks and put up the necessary signs.

New Business:

Building Permit/Bruce Shaffer

The council reviewed a building permit submitted by Bruce Shaffer for building a deck. The deck did not require a variance and council members approved the permit.

Playground Grant

The city was recently notified that the state had been able to enter the city's playground project into the federal government's computer base so the city should be getting confirmation in the near future that they can start buying the playground equipment for the little league field area. In the meantime, some specifications for the playground will be put together so that the project can be bid out.

Elevator Lease

The council was asked by the general manager of the Gregory Elevator about getting a commitment for the use of the land for grain storage in 2014. At this time, the council did not want to commit to anything beyond this year. The question also came up from the elevator manager about what would happen if the grain was not removed by the May 1, 2014 deadline. After some discussion, a motion was made by Chad Peck to add to the elevator lease a section that would state "if the grain was not picked up by May 1, 2014 and going until June 1, 2014, the city would charge \$600 per week for each week the grain was on either the airport or city roadside lots." All members voted aye.

July Financial Report

Al Cerny gave the council a July financial report which was a trial balance for the July period. Sales tax revenues were about \$500 more in 2013 than in 2012 at this point in time. Cerny told the council that he is still looking for good report he can give the council from the new software system.

2014 Budget

Al Cerny presented the council with a proposed 2014 budget worksheet. The revenues and expenses were balanced so that no funding would come from existing balances. The budget called for an \$8000 increase of property taxes, which was lower than the amount the city could have asked for under the property tax cap. Sales tax revenue estimates were increased \$30,000 which would still be under the actual amount received in 2012. The council members will review the budget worksheet. If there are any major changes, the changes will have to be made before the September 3, 2013 meeting date. At the September 3, 2013 meeting, the council will have the first reading of the 2014 budget appropriation ordinance.

Fall Cleanup

Mayor Maurice Schlaht would like to have a fall city wide cleanup posted on the next city council agenda.

Next Meeting Date

The council agreed to move the next city council meeting to Tuesday, September 3, 2013 because of the Labor Day holiday on September 2.

Claims

The council had discussion on the Kucera electric bill for fixing the airport hangar door. They agreed that the city should not pay this bill because the door should be under warranty and the hangar project

hasn't been finalized yet so the contractor should handle the bill. Motion was made by Chad Peck to pay the claims with the exception of the Kucera Electric bill. All members voted aye.

APPEARA	TOWELS/HAND CLEANER/COVERALLS	34.29
BUCHE FOODS	POOL CONFECTIONS/CLEANING SUPPLIES	959.25
BURKE OIL COMPANY	AIRPORT FUEL	12957.96
CARDMEMBER SERVICE	AIRPORT SECURITY CAMERA/RED CROSS FACILITY FEE	756.47
DATA TECHNOLOGIES INC	SOFTWARE/ONSITE TRAINING	4582.60
GREGORY PUBLIC LIBRARY	BOOKS PURCHASED/DOOR HANDLES/SUPPLIES	1410.59
HARRISON PLUMBING & HEATING	PRESSURE TANK/FITTINGS/FILTER/URINAL REPAIR	547.18
HD SUPPLY WATERWORKS LTD	FLOW MEASURE METER/TRU-READ REMOTE DISPLAY	737.81
JERRY'S ELECTRIC	15 FLOURESCENT BULBS/FIRE HALL	145.41
JIM'S GARBAGE SERVICE	GARBAGE PICKUP SERVICE	460.00
M & J AUTO INC	STREET DEPT. SIM CARD FOR MIFI	26.99
OFFICE PRODUCTS CENTER	MINUTE BOOK SHEETS/BINDERS/TONER	197.17
RDJ SPECIALTIES, INC	POLICE DEPT. HALLOWEEN BAGS	227.22
ROSEBUD FARMERS UNION	DIESEL FUEL/GAS/SPECIALTY TIRE/CULVERT/GREASE	3506.97
SHELL ENGINE & MACHINE	CHIP SPREADER CARBURETOR/GRIND EXHAUST PIPE	23.50
SD DEPT OF TRANSPORTATION	ROAD OIL	3548.95
TRI-STATE TURF & IRRIGATION	SPRINKLER HEADS	41.70
VERIZON WIRELESS	AUGUST CELL PHONE CHARGES	475.87
WILSON HEATING & COOLING	AUD. HEATING-COOLING REPAIRS/ TWO HEATER STRIPS	388.25
WM KROTTER CO	FIELD MARKER	83.88
**** PAID TOTAL *****		31112.06

8-13-2013 Payroll

Finance Officer, \$1,756.00; General Gov. Bldg, \$277.09; Police Dept., \$4,241.97; Street Dept., \$3,612.48; Pool, \$3,179.83; Park, \$1,377.50; Library, \$1,142.80; Economic Development, \$200.00; Water Dept., \$2,643.21; Total Gross Amt, \$18,430.88

Adjourn

Motion was made by Tim Mills to adjourn. All members voted aye.

Maurice Schlaht, Mayor

ATTEST: _____
Al Cerny, Finance Officer