

City of Gregory  
Regular Council Meeting  
September 21, 2015

The Gregory City Council met in regular session at the Gregory City Hall on Monday, September 21, 2015 at the time of 7:30 p.m. The following council members were present: Mayor Maurice Schlaht; Council Members: Tim Mills, Jerry Kafka, Shana Flakus, Blane Bartling and Seymour Studenberg. Council Member absent was Stacey Boes. Also present were News Reporter Colleen Flynn, Public Works Supt. Mark Fortuna, Head Librarian Diane Althoff and Finance Officer Al Cerny.

#### Agenda

Motion was made by Shana Flakus to approve the agenda as posted, seconded by Jerry Kafka. All members voted aye.

#### Minutes

Motion was made by Seymour Studenberg to approve the August 31, 2015 regular city council minutes as written, seconded by Blane Bartling. All members voted aye.

#### Public Forum/Visitors

Holly Glover and Doug Pochop from the Gregory/Dallas Chamber met with the council to discuss some of the chamber past and future events. Holly gave the council the chamber's 2<sup>nd</sup> quarter financial report. Doug reported that the Arts & Entertainment Series was a success. Holly requested the chamber's 3<sup>rd</sup> quarter stipend.

#### Department Head Reports

Diane Althoff reported on some of the library activities for the past few weeks. The e-book usage went up to 131 and the community read program was well received and entertaining. Diane also reported that she had been appointed to a State committee that oversees the e-book selections. She will be bringing treats for the council at that October 19<sup>th</sup> meeting for Boss's Day.

Mark Fortuna reported that they are doing some odd jobs and catching up on a few things. They are making hot mix next week so they will be working on a few spots that need patching.

#### Committee Reports

Shana Flakus reported on some public nuisance activity. She drove part of the town and came up with a list of vehicles that are in violation of the city's vehicle code. Shana also talked about 3 houses that need to be torn down. She plans to have another public nuisance meeting and invite the city attorney to join the committee meeting to help determine what final actions need to be taken to remove the houses.

#### New Business

Building Permits: The council reviewed the Alisa Mikkelsen building permit for a utility shed on skids and a deck for Wesley Klein. Both permits were approved by the planning members and both did not need a variance. Motion was made by Blane Bartling to approve the permits for Mikkelsen and Klein, seconded by Tim Mills. All members voted aye.

#### 2016 Budget Ordinance

Ordinance No. 2015-07, the 2016 Budget Appropriation Ordinance, was placed on its second reading with no changes made from the first reading. Motion was made by Seymour Studenberg to approve of the second reading of Ordinance 2015-07, seconded by Blane Bartling. All members voted aye.

### Sewer Rates for Outside City Limits

After some discussion, motion was made by Blane Bartling to set the sewer rates for all hookups outside of city limits that are not using city water, at rate of 1.5 times the highest sewer rate, seconded by Seymour Studenberg. All members voted aye.

### Cell Phone Tower Lease

The City recently received a notice from the company who is currently leasing the cell phone tower located by the city buttes. The company offered a one- time payment of \$102,000 for the rent of the tower to last a life time or they would offer the City \$15,000 for an extension of the current lease. The City currently receives \$595.17 a month with an escalator rent increase of 15% every 5 years of the contract. The council agreed to ask for \$25,000 up front as a one- time signing bonus in return for signing an extension of the lease agreement. That offer will be given to the cell phone tower company.

### Surplus Hay

Motion was made by Tim Mills to surplus the hay bales that the city owns from the Grandview Addition site and sell them using sealed bids, seconded by Shana Flakus. All members voted aye.

### Audit Report

Al Cerny, Shana Flakus and Jennifer Keegan recently met with one of the auditors from Schoenfish & Co., Inc. to go over the findings of the 2013-2014 audit of the City. There were some adjusting entries to make but overall the audit report came back good. Some of the financial duties need to be done by more staff to do a greater separation of duties but that is not fiscally possible. This is an audit finding that is common among smaller towns. The other finding was letting some civic organizations use the City's ID number so they can establish a checking account.

### Change Order #2 Grandview Addition Project

Motion was made by Blane Bartling to approve Change Order #2 for the Grandview Addition project, which increases the project costs by \$22,757.50, seconded by Seymour Studenberg. All members voted aye. The increases were due to the extension of a sewer line to Gorilla Drive and increased quantities over the budgeted amounts.

### Claims

The following claims were approved for payment upon motion by Blane Bartling and a second by Jerry Kafka. All members voted aye.

A-Ox Welding Supply Co Inc	Gas & Welding Products/5yr Lease	284.00
Appeara	Towels/Hand Cleaner/Coveralls/Mats/Dust Mop	100.42
Buche Foods	Pool Confections/Pop/Bandaids/Bleach/Fly Swatter	277.57
Cardmember Service	Antivirus Software/Police Dept	51.99
Center for Edu & Emp Law	Police Dept Encyclopedia of Public Law & Employment	254.95
Commercial Asphalt	Asphalt Material/35.76 Ton	2,682.00
Golden West	August Phone Service	1,076.06
Gregory County Highway Dept	Road Maintenance/Blade Work	75.00
Gregory Times-Advocate	Council Publishing	219.05
Hach Company	pH Buffer Solution Kit/Electrolytes	190.62
Harrison Plumbing & Heating	Replace/Install Hot Water Heater	831.40
Hawkins Inc	Chlorine Cylinder Charge	35.00

HD Supply Waterworks Ltd	3' Hydrant Extension	385.00
Jebro Inc	24.68 Ton MC3000 Road Oil	16,013.18
Klein's True Value	Batteries/Screwdrivers/Cable Ties/Towels/Cleaning Sup	250.67
KWYR AM	Website Advertising	55.00
M-Kopter Aerials	August Photos of Grandview Construction	200.00
Med-Tech Resource Inc	Police Dept 100 Nitrile Gloves	97.28
Mr. Automotive	Filters/Oil/Utility Cable/Antifreeze	123.17
Naper Transport Inc	29.96 Ton Armour Coat Rock	554.26
Northwest Pipe Fittings Inc	2 Repair Couplings	146.24
Office Products Center	Printer Cartridge Toner	124.99
Old Pioneer Tool Pawn & Gun	Ammunition For Practice Rounds	219.98
Pu Pump'n	Pump (9) July 4 Porta Pot Rentals/Pump Roadside Park	2,939.00
Rosebud Auto Parts	Park Air Filter/Throttle Control Cable/Belt	103.61
Rosebud Electric Coop Inc	3 Phase Underground for Grandview/Lighting for LL Field	11,342.80
Rosebud Farmers Union	Gas/Diesel/Propane/Spraying Chemical	2,936.17
Runnings	Batteries/Tools/Parts	380.24
Schmucker Paul Nohr & Assoc	Grandview Engineering	36,607.52
Tripp County Water User Dist	Monthly Water Service	3,000.00
Verizon Wireless	September Cellphone Service	722.08
Wilson Heating & Cooling	Change Auditorium Filters	60.00
Wm Krotter Co	Treated Lumber/Field Marker/Concrete Mix	94.51
Total		\$82,433.76

9-8-2015 Payroll: Finance Officer, \$1,980.80; General Government Bldg., \$139.00; Police Dept., \$4,553.00; Street Dept., \$3,680.63; Water Dept., \$2,655.63; Sewer, \$371.87; Airport, \$262.50; Ambulance, \$6,236.73; Park, \$200.00; Library, \$888.19; Economic Dev., \$200.00; Total Gross Amt, \$21,168.35; Child Support, \$219.23; City of Gregory, \$84.00; EFTPS, \$4,918.62

#### Executive Session

Motion was made by Tim Mills and seconded by Shana Flakus to go into executive session to discuss city personnel. All members voted aye. Council went into executive session at 8:35 p.m. At 9:28 p.m., Mayor Schlaht took the council out of executive session.

The council members unanimously, with Stacey Boes joining the group in their discussion on a speaker phone, agreed to suspend Mark Fortuna, without pay, for two weeks. The suspension would start September 22, 2015 and run thru October 5, 2015. During this time, he was to turn in his city keys and have no contact with the current city employees.

#### Adjourn

Motion was made by Tim Mills to adjourn, seconded by Jerry Kafka. All members voted aye.

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Maurice Schlaht, Mayor

ATTEST: \_\_\_\_\_  
Al Cerny, Finance Officer