

City of Gregory
City Council Meeting Minutes
Tuesday, February 18, 2025 | 6:00 PM
Gregory City Hall 120 W 6th St Gregory, SD 57533

The Gregory City Council met in regular session on Tuesday, February 18, 2025, at 6:00 pm with Mayor Al Cerny presiding. The following City Council members were present: Kristi Drey, Cory Graber, Laura Petersen, and Alex Hamilton. Council members Maurice Schlaht and Stacey Boes were absent. Also present were City Attorney Rachelle Norberg, Police Chief Ryan Cook, Public Works Superintendent Guhner Kepler, Reporter Patty Connealy, and Finance Officer Trudy Waterman. Visitor Jeremy Jensen of Jensen Design.

6:00 Pledge of Allegiance

Agenda Corrections/Additions/Approval Mayor Cerny asked to add the Park Trail Grant to the Agenda. Motion to Approve the Agenda with the addition of the Park Trail Grant made by Kristi Dray, seconded by Cory Graber. All ayes. Motion carried.

Approval of Regular Council Minutes from February 3, 2025 Motion to Approve the Minutes from February 3, 2025, made by Laura Petersen, seconded by Kristi Drey. All ayes. Motion carried.

Public Forum/Visitors – None

Department Head Reports Public Works Superintendent Guhner Kepler reported to the Council that Marty Jung had brought the Big Red truck back from Sioux Falls. Kepler also stated that he would like to begin a surplus list for the Council to review, including older equipment and scrap iron. Finance Officer Trudy Waterman provided the Council with the latest balance sheet for mid-February. Waterman also relayed information received from the state regarding the airport sign light and initiated research with the state to replace the highway light that was knocked down last September.

Committee Reports A request has been made to put ‘no truck traffic’ signs on Main St south of the Gregory Building Center. The Council agreed that signs should be posted.

Conflict of Interest – None

Old Business

- A. Add Tony Weborg to the Snow Removal List** FO Waterman reported that she had received Mr. Weborg’s contractor liability insurance. Motion to approve the addition of Tony Weborg to the snow removal list made by Kristi Drey, seconded by Cory Graber. All ayes. Motion carried.
- B. Approve Publishing Request for Bids for T-Hanger Project** Motion to approve publishing for bids on February 26, 2025, for the T-Hanger made by Cory Graber, seconded by Alex Hamilton. All ayes. Motion carried. Bids will be as follows: Hangar **with** insulation and heating. Hangar **with** insulation, **no** heating. And a bid for heating **only**.

New Business

- A. Building Permits - Jensen Design Duplex #5**
- **Fiebelkorn Shed**

Approved by P & Z

Motion to enter Board of Adjustment for building permits made by Kristi Drey, seconded by Cory Graber. All ayes. Motion carried.

Jensen Design Duplex #5 Motion to approve the permit for Jensen Design duplex #5 made by Laura Petersen, seconded by Krisi Drey. All ayes. Motion carried.

Don Fiebelkorn Shed Motion to approve the permit for Don Fiebelkorn's shed made by Kristi Drey, seconded by Alex Hamilton. All ayes. Motion carried.

Motion to exit Board of Adjustment made by Kristi Drey, seconded by Cory Graber. All ayes. Motion carried.

- B. Jeremy Jensen of Jensen Design to Address the Council** Mr. Jensen reported to the Council that Jensen Design had completed 9 home and two work housing opportunities thus far, that has increased our City evaluation by \$4.5M and our taxes collected by \$40,000. Mr. Jensen also discussed 2025 with a plan for increasing Gregory's available housing options, business opportunities, and home buying opportunities. The Council thanked Mr. Jensen for investments in the community of Gregory.
- C. Jeremy Jensen Purchase Agreement for Lot 7, Blk 8 Grandview** Terms of the purchase were drawn up by City Attorney Rachelle Norberg and reviewed by the City Council. Motion to approve the purchase of Lot 7, Blk 8 Grandview made by Laura Petersen, seconded by Cory Graber. Three (3) ayes. Motion carried. Alex Hamilton abstained.
- D. Old Liquor Store Remodel North Half for SPBH Expansion** SPBH needs more space to conduct their operations in the City of Gregory. The City will try to match the north side with the south side for consistency and SPBH has assured long term residency in the building. Motion to find a contractor(s) to proceed with the renovations to the north half of the old liquor store made by Alex Hamilton, seconded by Laura Petersen. All ayes. Motion carried.
- E. Review Quote for Upgrade on Existing Hangar Door** Due to the size of the door on the existing hangar at the airport, the current cable system wears out quickly. Upper Midwest provided a quote, per Schweiss Door Co in MN, to convert the current system to a strap system to operate the door. The total cost of the conversion will be around \$28,000.00 and the balance of an Airport Covid Grant in the amount of \$22,000 will fund most of the conversion. Motion to approve the conversion made by Alex Hamilton, seconded by Laura Petersen. All ayes. Motion carried.
- F. Update Sign for Grandview Lot Sales** The Council discussed the 'Lots for Sale' sign that was previously in Grandview. The sign has been located and will be put back up when the ground thaws. There was also discussion of where the lots for sale map could be located on the Website; the map has been updated as of 2/20/2025.
- G. Appointment of Barb Beehler to the Library Board** Motion to approve Barb Beehler to the Gregory Library Board for a three (3) year term made by Kristi Drey, seconded by Laura Petersen. All ayes. Motion carried.
- H. Scrap Iron Surplus** PWS Kepler talked to the Council about the amount of scrap iron that the City has accumulated and asked permission to surplus that iron and request bids for the purchase and removal of the iron. Motion to surplus the iron and advertise for bids Made by Kristi Drey, seconded by Alex Hamilton. All ayes. Motion carried.

- I. **Schoenfish Contract for Audit 2025** Motion to approve the Schoenfish contract for the annual audit of 2023-2024 in 2025 made by Kristi Drey, seconded by Alex Hamilton. All ayes. Motion carried.
- J. **Review Plat of Lot 1, Rice First Subdivision** Motion to approve the plat as presented made by Alex Hamilton, seconded by Kristi Drey. All ayes. Motion carried.
- K. **Northern Plains Pay Request #3 Pre-approval** Motion to approve pay request #3 to be paid when funds are received from the state made by Laura Petersen, seconded by Kristi Drey. All ayes. Motion carried.
- L. **Park Trail Grant** Council discussed several ways to utilize the grant if the City of Gregory were to receive it. The Council agreed to proceed with the application for the grant.
- M. **Golden West Utility Permit** Motion to approve the utility permit submitted by Golden West for fiber optics to the work force housing on 1st St made by Kristi Drey, seconded by Laura Petersen. All ayes. Motion carried.
- N. **Pay Claims**

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT
AMERICAN LEGAL PUBLISHING CO	INTERNET ORD RENEWAL	395.00
APPEARA	SUPPLIES/MATERIALS	161.54
AXON ENTERPRISE INC	BODY CAM LICENSE/EQUIP	2750.04
BARTLING WELDING & MACHINE	ST-IRON WORK	131.59
BOYER/TRANSWEST TRUCKS	PLOW LIGHTS	2518.79
BUCHE FOODS	MSHA MTG SUPPLIES	39.17
CHESTERMAN COMPANY	CITY HALL WATER	33.00
CYBERTEK SYSTEMS	CAMERA INSTALL LIBRARY	2108.35
DIVISION OF CHILD SUPPORT	CHILD SUPPORT	379.00
EFTPS	FED/FICA TAX	4748.27
ELAN FINANCIAL SERVICES	GOOGLE WS/PD HEADSHIELDS	689.79
GOLDEN WEST TELECOMM	PHONE/INTERNET	1039.51
GREGORY BUILDING CENTER	PVC PIPE	11.99
GREGORY COUNTY HIGHWAY DEPT	ROAD MAINTENANCE	395.00
GREGORY SCHOOL DISTRICT	1/2 REPAIR COSTS	2571.02
GREGORY TIMES-ADVOCATE	PUBLISHING/SUBSCRIPTION	257.35
JIM'S GARBAGE SERVICE	GARBAGE SERVICE	440.00
KIESLER POLICE SUPPLY	TRAINING PISTOLS	933.00
MR. AUTOMOTIVE	REPAIRS/MAINTENANCE	830.10
OFFICE PRODUCTS CENTER	PD VOUCHER FOLDERS	74.20
PREMIER BIOTECH LABS LLC	TESTS/SHIPPING	90.00
ROSEBUD FARMERS UNION	FUELS	3610.27
RUNNINGS SUPPLY INC	SUPPLIES/MAINTENANCE	334.53
SCOTT'S AUTO REPAIR	2017 EXPLORER REPAIRS	724.80
SD AIRPORTS CONFERENCE	AIRPORT CONF-X2	200.00
TRAFFIC LOGIX	1 YEAR RENEWAL	1500.00

VERIZON WIRELESS
Accounts Payable Total

CELL PHONE CHARGES

503.35
27469.66

Motion to pay claims made by Kristi Drey, seconded by Laura Petersen. All ayes. Motion carried.

O. Executive Session – None

7:25 P.M. Adjourn Motion to adjourn made by Kristi Drey, seconded by Laura Petersen. All ayes. Motion carried.

Mayor Al Cerny

ATTEST: _____
Finance Officer Trudy Waterman