

CITY OF GREGORY COUNCIL MEETING AGENDA  
MONDAY FEBRUARY 2, 2026 | AT 6:00 PM  
GREGORY CITY HALL, 120 W 6<sup>TH</sup> ST, GREGORY, SD 57533

The Gregory City Council met in regular session on Monday February 2, 2026, at 6:00 pm with Mayor Al Cerny presiding. The City Council members present were Kristi Drey, Laura Petersen, Alex Hamilton, Ashley Lozano, and Maurice Schlaht. Absent was Stacey Boes. Also present were Reporter Patty Connealy, City Attorney Rachelle Norberg, Chamber Director Jaimie Braun, Library Director Tara Engel, and Finance Officer Trudy Waterman. Guests included Rachelle Bloom, Ryler Stevicks, Jim and Karen Imler, and David and Fawn Swift.

**6:00 pm Call to Order/Pledge of Allegiance**

**Agenda Corrections/Additions/Approval** Motion to approve the Agenda as posted made by Laura Petersen, seconded by Alex Hamilton. All ayes. Motion carried.

**Approval of Regular Council Minutes for January 20, 2026** Motion to approve the Minutes for January 20, 2026 made by Alex Hamilton, seconded by Kristi Drey. All ayes. Motion carried.

**Public Forum/Visitors**

- A. Jim Imler** Mr. Jim Imler addressed the council with a timeline and recap involving the purchase of their home in Gregory. Included in this timeline was Mr. Imler reiteration of the City of Gregory's mistake of allowing the former Tax Discretionary information to remain on the website in an ordinance despite the city having not adopted the new state Tax Discretionary Formula which made the formula in the ordinance invalid. Mr. Imler pointed out that no updated or corrected information existed and that this tax incentive was one factor in their choice to buy in Gregory. The Imlers believe that Gregory should honor the entire five-year rebate. The mayor and council thanked the Imlers and agreed to discuss the Imler's concerns at the next meeting.

**Council Concerns** Councilperson Kristi Drey asked that the city street crew not block first responders' driveways when pushing snow.

**Department Head Reports Library Director Tara Engel** reported that the STEAM Club Flight Path program continues with bird safety and window stickers to help save birds' lives, and a movie about an 11-yr old that can do 50 bird calls. The next board meeting is Wednesday, the library is soon receiving 80 new books through the Pilcro Grant program, the handicap parking sign is up, and the handmade Free Library is up out front. **Chamber Director Jaime Braun** announced the Murder Mystery on Saturday February 7, 2026 is a sold-out show with about 200 people attending. Ryler Stevicks presented sign designs for the 44/47 intersection and Highway 18 for the east and west ends of town. The council liked the ideas presented and gave the go ahead to gather more price quotes for materials and labor to bring to a future council meeting. The Chamber of Commerce is also co-sponsoring a Cracker Barrel on Saturday at 1:15.

**Mayor Reports- None**

**Committee Reports** Councilperson Alex Hamilton reported that the Public Works Committee had held their first meeting with the PWS Guhner Kepler and W/S Supervisor Marty Jung. Among the discussion items were the pool, a few trees, the auditorium, and scheduling a pre-construction meeting with SPN for 2026. Councilperson Ashley Lozano reported that the new door hardware has not yet been installed, some parts are still on order. The ok was given to fix broken handles during the changeover. Councilperson Laura Petersen reported that the Code Enforcement Committee is to meet on Wednesday February 4, 2026. (Addendum: Due to illness, the meeting is rescheduled for Monday February 9, 2026 at 5:00 pm).

**Conflict of Interest -None**

**Old Business - None**

## New Business

- A. Offer Lots 2A & 3, Block 8 Grandview** The GED reported that an offer had been given on Lot 2A & Lot 3, Block 8 of the Grandview Addition. The offer was for \$5,500 for both lots. The GED recommended rejecting the offer and giving a counteroffer of \$10,000 for both lots while reserving the 'Right of First Refusal' if sold without improvements. Motion to follow the recommendation of the GED made by Ashley Lozano, seconded by Alex Hamilton. 4 ayes. 0 nays. Kristi Drey abstained. Motion carried.
- B. Clarity on Lot Listings** Discussion to list the lots available for sale in Grandview with corresponding lot prices and to include a guideline for receiving offers to buy lots.
- C. Abate Taxes (David Swift)** Mr. Swift addressed the council with a detailed timeline of events leading up to their request for tax abatement. Mr. Swift explained that the property bought is the former Hansen-Mueller property west of Main Street and the price was \$350,000. The DOE then valued that same property at \$1.1M. Multiple discussions with the Gregory Co DOE about the valuation and tax value reduced the valuation and future tax bills but did not reduce the current taxes due. The Swifts were seeking tax relief for the amount above the corrected valuation.
- D. Abate Property Taxes Per Gregory County Auditor (See List)** This group of abatements are valuations that were brought to the City of Gregory Board of Equalization last March. The City Of Gregory Board of Equalization set valuations for these properties. The valuations set by the City of Gregory were not contested to the Gregory County Board of Equalization, but the values were not set where the City of Gregory had set them. These valuations included the following:
- |                        |                      |                         |
|------------------------|----------------------|-------------------------|
| McKeen Michael & Laura | Grim, Darwin & Kerri | Jones, Darrell & Sandra |
| Tiegen Rickee & Sandra | Cerny, Kayla         | Kaupp, Lori             |
| Stephen, Marla         | Caldwell, Eileen     | Harmacek, Velma         |
| Miller, Sally          |                      |                         |
- Cornerstone Property & Storage appeal based on clerical error by the Gregory County DOE. Housing & Development Commission abatement due to exemption. Motion to approve all applications for the abatement of taxes above, on the recommendation of the Gregory City Attorney, made by Ashley Lozano, seconded by Kristi Drey. All ayes. Motion carried. The total amount of municipal taxes abated is \$8,789.91.
- E. Battery Back-Up for Computer Systems Quote** Council was presented with a quote of \$1,520.60 to upgrade the battery back-up system at City Hall for the computers, cameras, and the SCADA water system, in case of a power outage. The current system would last less than four hours. Motion to approve the quote to upgrade the battery back-up made by Laura Petersen, seconded by Alex Hamilton. All ayes. Motion carried.
- F. Grandview Bond Repayment Fund/ Pay General Fund** Since August 2015 the Grandview payments for the water and sewer improvements have come out of the general fund. The finance office proposed changing the fund that makes that payments to the sewer fund and back paying the general fund \$486,375.00. Motion to approve the charging of the sewer fund, and reimburse the general fund the back pay, made by Ashley Lozano, seconded by Laura Petersen. All ayes. Motion carried.
- G. Approve Updated Resolution \$1M Bond for Phase I Streets** The sales tax bond for \$1,000,000 for the street part of Phase I has been before the council and approved twice. The bond was not sold in hopes that interest rates would drop, which has happened, but enough time has passed and the bond resolution must be updated and passed again.

Motion to approve the sales tax bond for \$1,000,000.00 for the street part of Phase I made by Alex Hamilton, seconded by Maurice Schlaht. All ayes. Motion carried.

**H. Pay Claims**

<b>Report Title</b>	<b>Claims Report</b>
<b>Period</b>	<b>01/21/2026 To 02/02/2026</b>

Check #	Vendor Name	Amount	Reference
	APPEARA	\$ 234.02	SUPPS/MATS
	OFFICE PRODUCTS CENTER	\$ 146.02	SERVICE CONT/STAPLES
	GREGORY COUNTY HIGHWAY DEPT	\$ 5,564.56	BLADING/1/2 DUST CONTROL
	HAWKINS INC	\$ 50.00	CHLORINE CYLINDERS FEES
	GREGORY SCHOOL DISTRICT	\$ 296.00	1/2 COST HANDRAIL REP
	GREGORY PUBLIC LIBRARY	\$ 160.15	SUPPS/MATS & BOOKS
	CHESTERMAN COMPANY	\$ 33.00	CITY HALL WATER
	HEALTH POOL OF SD	\$ 7,818.74	HEALTH INSURANCE
	HELMS & ASSOCIATES	\$ 998.00	T-HANGAR ADMIN
	JERRY'S ELECTRIC & SERVICES LLC	\$ 347.60	SENIOR MEALS BLDG REPAIR
	VANDERPOL DRAGLINE INC	\$ 249,746.21	T-HANGAR PARTIAL PYMNT BLDG
	PETTY CASH	\$ 13.85	FINOFF POSTAGE
	TRANSOURCE TRUCK & EQUIP INC	\$ 1,588.61	PAYLOADER FUEL PUMP
	KIM'S CLEANING SERVICE	\$ 600.00	CITY HALL CLEANING
	KLEIN'S TRUE VALUE	\$ 112.30	SUPPS/MATS
	LAURA PETERSEN	\$ 154.00	MITCHELL-MILEAGE REIMB
	PUBLIC HEALTH LABORATORY	\$ 56.00	WATER TESTING
	US POSTAL SERVICE	\$ 78.00	POSTAGE STAMPS
	ROSEBUD ELECTRIC COOP INC	\$ 7,456.74	ELCETRIC PAYMENT
	TRIPP COUNTY WATER USER DIST	\$ 3,000.00	MONTHLY WATER SERVICE
	SCHWEIGERT CONSTRUCTION INC	\$ 566.10	ROAD BLADE WORK
	WM KROTTER CO	\$ 15.99	RECIP BLADES
	GREGORY/DALLAS CHAMBER OF COMM	\$ 3,125.00	MONTHLY STIPEND
<b>Total</b>		<b>282,160.89</b>	

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

**I. Executive Session (if Necessary)**

**7:00 pm Adjourn** Motion to adjourn made by Kristi Drey, seconded by Maurice Schlaht. All ayes. Motion carried.

\_\_\_\_\_  
Mayor Al Cerny

ATTEST: \_\_\_\_\_  
Finance Officer Trudy Waterman

Next Meeting: Tuesday February 17, 2026 (Due to Holiday)

