

Gregory City Council
Regular Meeting
02/06/2023

The Gregory City Council met in regular session at the Gregory City Hall (120 West 6th St.) on Monday, February 6, 2023 at the time of 6:00 p.m. The following members were present: Mayor Al Cerny; Council Members: Ashley Lozano, Kristi Drey, Guhner Kepler, Darwin Grim, Cory Graber, and Guyla Husman. Also present were City Attorney Amy Jacobsen, Police Chief Doug Catts, Officer Ryan Cook, News Reporter Patty Connealy, Finance Officer Alex Hamilton, Librarian Tara Engel, Greg Smith, Laura Petersen and Chamber Board Members Dr. Joseph Hull, Sandy Smith, Liz VanOverschelde, Ana Smiley, and Darold Frasch.

Agenda

Motion was made by Ashley Lozano, seconded by Guyla Husman to approve the agenda with the addition of a claim from Marks Home Repair. All members voted aye; the motion carried.

Minutes

Motion was made by Guyla Husman to approve the minutes from the 01/16/23 meeting, seconded by Darwin Grim. All members voted aye; the motion carried.

Public Forum

Dept. Head Reports

Police Chief Doug Catts presented Officer Ryan Cook to the council with nothing else to report. Librarian Tara Engel reported that SD State Library Association has paired with SD State Parks to provide a 3-day park pass to libraries and Gregory is lucky enough to offer the pass. Tara also reported that book club will resume on February 14th. City Superintendent Josey Larsen reported that the guys have been busy with snow removal and are starting to prepare for the thaw.

Committee Reports

Finance Officer Hamilton asked how council would like to move forward with days that the weather does not allow employees to get to work. Council agreed to pay as usual.

No Conflict of Interest

Old Business

Main St Revitalize Study Ciavarella Design \$25,000

Mayor asked council if they reviewed the proposal from Ciavarella. Councilmen Husman questioned if our Main St. businesses are ready to invest any amount of money into their buildings or do they believe that this study is just what the city will be paying for such as lighting, benches, or planters etc. Dr. Hull advised the council that the survey that was completed, there was a question asked if they were willing to update the faces of their building, and majority said yes. Dr. Hull also stated that the council has the say as to what scale they would like to go with for the design. Mayor Cerny spoke that historically the city has set assessments to help store owners with repairs and upgrades. Mayor Cerny also added that he personally believes that it is important to take care of our Main St. Business owners and they are the backbone of our community and we need to show support to them. Motion was made by Guyla Husman, seconded by Ashley Lozano, to approve the design contract from Ciavarella in the amount of \$25,000. All members voted aye; the motion carried.

New Business

Planning and Zoning “Shouse & Barndominium”

Planning and Zoning President Sam Flakus was in to ask the council for some guidance on shouses. Three to five years ago they were not well known but are becoming very popular. Benefits on them include the price, efficiency, and time in which they take to build. The only downside is the looks by some people. Sam also added that banks treat them as a house for mortgages and such. Flakus asked if council would like to see certain building regulations and how to treat them. Councilman Husman stated that conformity is a huge matter in this. Flakus replied with driving 3 blocks either way in our town, you will see a metal building. Attorney Amy Bartling asked the council, is it the tin that is question, building height, or just the name shouse? We have houses in our town that have tin siding, we have houses that have two stories being well over 20 feet with large garages attached to them. Council asked Flakus to bring pictures and a building permit and have the council view it and proceed from there.

Ordinance 2023-01 Budget Supplement 2nd Reading

Mayor Cerny presented Ordinance 2023-01, an ordinance to supplement 2022 budget, for 2nd reading. Motion was made by Ashley Lozano, seconded by Kristi Drey, to approve Ordinance 2023-01 2nd reading.

Contract with Jensen Design Build on Grandview Lots.

Finance Officer Hamilton reported that Jeremy Jensen with Jensen Design Build is interested in purchase Lots 5,6,7,8 on the east side of Logan Ave in Grandview. Hamilton stated that the only hiccup we have is that we need to recreate the 10’ barrier between commercial and residential properties. Hamilton asked the council how they would want to proceed. Council talked about replating all lots to add alleyways. Mayor Cerny stated that we can address that later for right now let’s address the current issue. Motion was made by Guyla Husman seconded by Cory Graber go into contract with Jensen Design Build on Lots 5,6,7 and the north 60’ of Lot 8. With the price of Lot 8 be prorated for the removal of the south 40’. All members voted aye; the motion carried.

Chamber

Chamber Board Member Dr. Hull stated that he felt that the council should hear from the chamber board. The board was blindsided by what happened with the accused embezzlement. The chamber board still believes in the purpose and are still looking forward to a successful 2023. Hull stated that we still need to find a director or interim director and will be asking the city for help with that. Hull spoke that we will still be a chamber and will be revising our internal policy’s so that this will never happen again. Chamber Member Liz VanOverschelde stated that the board has continued to have monthly meetings and that the Legion has graciously offered to hold a murder mystery event and a breakfast to help with recovering funds. Liz stated that all events in 2022 were a success. Mayor Cerny asked for an assurance on internal controls and financial reports be provided to the council monthly. Councilman Drey asked for checks and balances not only from the director but the board. Dr. Hull apologized for what happened. Mayor Cerny asked to get down to the nuts and bolts. Cerny stated that the entire year’s budget will be spent just cleaning up the chambers outstanding claims. Then asked what kind of funding they are asking for moving forward for a new director. Chamber Board Member Sandy Smith stated right now it’s difficult to find someone without offering benefits and a competitive wage. Council member Ashley Lozano stated that we may need to look into do a 6-month probation period not offering any benefits. Council asked the chamber board to meet and put a plan together with what funding they are requesting and present it to Finance Officer Hamilton so he can get it to them, and they can try to have a special meeting if it works out.

New Printer

Finance Officer Hamilton requested permission from the council to purchase a new printer, copier, scanner combo from Office Products in the amount of \$4200. Motion was made by Darwin Grim, seconded by Guyla Husman, to approve the purchase. All members voted aye; the motion carried.

Claims

Mayor Cerny requested adding claims from Fidelity Agency \$1761.90, Gregory Time Advocate \$1645.25, Office Products \$367.29, Northern Lights Display \$30,561.57, which were the chamber's outstanding bills; a claim from Marks Home Repair \$28,172.40 for replacing the roof on both shade shelters in the park which was previously approved. Motion was made by Cory Graber, second Guhner Kepler, to add the claims as wrote. All member voted aye; the motion carried.

Claims

AFLAC	AFLAC INSURANCE	355.14
APPEARA	TOWELS,HANDCLEANER,COVERALLS	54.12
BARTLING WELDING & MACHINE INC	SNOW REMOVAL	500.00
CYBERTEK SYSTEMS	MANAGED IT/PHONE SYSTEM	547.35
DAKOTA AUTO CARE LLC	WIPER BLADES 2017 INTERCEPTOR	94.12
DENICE ZEISLER	JAN CITY HALL CLEANING SERVICES	450.00
DIESEL SYSTEMS	SNOWBLOWER REPAIRS	2444.30
DIVISION OF CHILD SUPPORT	CHILD SUPPORT	126.92
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EFTPS	FED/FICA TAX	3333.49
EFTPS	FED/FICA TAX	3803.52
FIDELITY AGENCY	CHAMBER EVENT INSURANCE	1761.90
GALLS LLC	INIFORM SHIRTS/EQUIPMENT	463.12
GOLDEN WEST TELECOMMUNICATION	PHONE/INTERNET CHARGES	833.65
GREGORY BUILDING CENTER	REPAIR DOOR CITY RENTAL	76.50
GREGORY COUNTY TREASURER	LAW ENFORCEMENT/911/2022TAX	4825.00
GREGORY PUBLIC LIBRARY	DEC 22 & JAN 23 BOOKS & SUPPLY	2546.93
GREGORY TIMES-ADVOCATE	CHAMBER BILL/COUNCIL PUB	1900.35
HARRY K NAPA	V-BELT, FLOOR DRY	43.47
HAWKINS INC.	CHLORINE CYLINDER FEES	90.00
HEALTH POOL OF SD	HEALTH INSURANCE	3886.85
JIM'S GARBAGE SERVICE	GARBAGE PICKUP SERVICE	400.00
M & J AUTO INC.	PHONE CASE/SCREEN PROTECTION	114.93
DMG INC. MALLOY ELECTRIC	STARTER COIL	93.20
MARKS HOME REPAIR	ROOF 2 PICNIC SHELTERS IN PARK	28172.40
MARTY JUNG	CLOTHING REIM	115.00
MR. AUTOMOTIVE	208 RD LOAN	40000.00
MR. AUTOMOTIVE	BATTERIES/BLOWER MOTOR	416.02
NORTHERN LIGHTS DISPLAY #205	CHRISTMAS LIGHTS	30561.57
OFFICE PRODUCTS CENTER	CHAMBER BILL/SERV CONTRACT	479.25
PUBLIC HEALTH LABORATORY	WATER TESTING	43.00

ROSEBUD ELECTRIC COOP INC	ELECTRIC PAYMENT	7579.73
ROSEBUD FARMERS UNION	DIESEL, PROPANE, HEATER, GAS	6893.20
RUNNINGS SUPPLY INC.	NUTS&BOLTS/FUSE KIT	40.67
SCAVENGERS JOURNEY INC	CONTRIBUTION/MEMBER	250.00
SCHMUCKER PAUL NOHR AND ASSOC	SW WA ST ENGINEERING PH1	51400.00
SDRS	SD RETIREMENT	4521.02
SDRS SUPPLEMENTAL RETIREMENT	SUPPLEMENTAL RETIREMENT	1050.00
SOUTH DAKOTA MUNICIPAL LEAGUE	LEG RIB DINNER FEE	30.00
SUNDQUIST FARM SERVICE LLC	SNOW HAULING	1837.50
TAYLOR REPAIR	SNOW HAULING	900.00
TRIPP COUNTY WATER USER DIST	MONTHLY WATER SERVICE	3000.00
US POSTAL SERVICE	WATER BILLING POSTAGE	283.68
Accounts Payable Total		206444.82
Payroll Checks		24891.23
***** REPORT TOTAL *****		231336.05
GENERAL FUND		127996.70
RD REVOLVING LOAN FUND		40000.00
WATER FUND		36290.68
SEWER FUND		27048.67
TOTAL FUNDS		231336.05

Motion was made by Ashley Lozano, seconded by Guhner Kepler, to pay the claims. All members voted aye; the motion carried.

Council next meeting will be held Monday, Feb. 20th even with it being a holiday, with a special meeting being on the 23rd of February to review bids on the city shop addition.

Motion was made by Kristi Drey, seconded by Cory Graber, to adjourn. All members voted aye; the carried.

Mayor: Al Cerny

ATTEST: _____
Finance Officer: Alexander Hamilton