

City of Gregory  
Regular Meeting Minutes  
Tues., April 6, 2021

The Gregory City Council met in regular session at Gregory City Hall at 120 West 6<sup>th</sup> St on Tuesday, April 6, 2021 at the time of 6:00 p.m. The following members were present: Mayor Scott Anshutz; Council Members, Seymour Studenberg, Kristi Drey, Guyla Husman, Ashley Lozano and Cory Graber. Council Member absent was Shana Flakus. Also present were News Reporter Patty Connealy, Chief of Police Doug Catts, Public Works Supt. Alex Hamilton, and Finance Officer Al Cerny. Present via Zoom were City Attorney Amy Jacobsen and Librarian Tara Engel.

#### Agenda

Motion was made by Guyla Husman to approve the agenda as posted, but to rearrange the schedule of agenda items, seconded by Ashley Lozano. All members voted aye.

#### Minutes

Motion was made by Seymour Studenberg to add Guhner Kepler and Travis Hartford to the fire department roster to the March 15, 2021 council minutes and to approve the rest of the March 15, 2021 council minutes as written, seconded by Kristi Drey. All members voted aye.

#### Public Forum

No persons were present for the public forum.

#### Department Head Reports

Chief of Police Doug Catts reported on the meetings that he had attended since the last council meeting and the strategic planning that he had taken part in with the BID group.

Librarian Tara Engel mentioned the upcoming Library board meeting that was going to take place this Wednesday. The board will be working on maintaining the library accreditation. Tara is also getting ready for the summer reading program plan.

Public Works Supt. Alex Hamilton reported that the street crew is working on fixing potholes when the weather permits. The city's new mosquito fogger is here and will be calibrated very soon. They have also been sweeping the streets.

#### Mayor Report

Mayor Anshutz reported on the BID meeting that he had attended. He also reported that the city is waiting for a new cost estimate to extend Logan Avenue to Highway 18. They are also waiting for Rural Development to get back to the city's request for a \$23 million dollar grant-loan request for water/sewer and street work. Once the RD gives the city some feedback on the request, the city will be holding some public forums on the proposed project.

#### New Business

##### Street Dance Pool Fundraiser

Jared Opp and Mark Braun met with the council to ask approval for a street dance to take place on June 5, 2021 at the intersection of 6<sup>th</sup> and Main. The street dance will be a fundraiser for a new pool. Motion was made by Ashley Lozano and seconded by Cory Graber to approve the June 5<sup>th</sup> street dance. All members voted aye.

Gary & Diane Jacobsen Offer for Purchase.

Gary and Diane Jacobsen made an offer to purchase Lot 5 of Block 1, Grandview Addition for \$15,000. The council agreed that they would not accept \$15,000 for the lot. The Jacobsen's counter offered \$17,500. After some discussion, motion was made by Seymour Studenberg to accept the offer of \$17,500 for Lot 5 of Block 1, Grandview Addition, seconded by Kristi Drey. All members voted aye.

Board of Adjustment

Motion was made by Ashley Lozano to adjourn and enter into the Board of Adjustment to review building permit applications, seconded by Kristi Drey. All members voted aye.

Gary & Diane Jacobsen/House & Garage

The council reviewed a building permit submitted by Gary and Diane Jacobsen for a house and garage. The Planning and Zoning Committee had recommended approval since the house and garage meet the setback requirements. The house would be built facing 4<sup>th</sup> Street, which has not been developed yet. The city would place some gravel at the house site for now until the street gets built. Motion was made by Guyla Husman and seconded by Kristi Drey to approve the building permit. All members voted aye.

Neil Hylla/Pergola

The council received building permit application for a pergola from Neil Hylla. Motion was made by Guyla Husman to approve the building permit, seconded by Kristi Drey. All members voted aye.

Adjourn Board of Adjustment

Motion was made by Ashley Lozano to adjourn from the board of adjustment enter back as the city council, seconded by Kristi Drey. All member voted aye.

Purchase Agreements

Joe & Erin Beck

The city received a real estate purchase agreement for Lots 5,6,7,8,9,10 Prairie Winds Estate Addition to Gregory in the amount of \$15,000. The council wanted to make it clear that the buyers could use the city's sewer and water mains, but the cost to hook up to the mains would be at the buyer's expense and it was agreed that this would be added to the purchase agreement. Motion was made by Guyla Husman to sign the purchase agreement with the Beck's with the additional language included about paying for the cost to hook up to the city's mains, seconded by Cory Graber. All members voted aye.

Guhner Kepler

The council received a real estate purchase agreement from Guhner Kepler for Lots 11,12 Prairie Winds Estates Addition to Gregory for \$4,000. Motion was made by Seymour Studenberg to decline the offer for Lots 11, 12 for \$4,000 because the council could not legally accept the offer that was lower than 90% of the appraised value set for the lots, seconded by Guyla Husman. All members voted aye.

Resolution 2021-01 (Buying Arrangement with BID for Outlot A)

RESOLUTION 2021-01

A resolution giving title to the Gregory Industrial Development (BID) group of Gregory, South Dakota to the following City of Gregory, SD owned land: Roadside Park Addition, legal description as: Out lot A, being part of the NW1/4NE1/4 of Section 13, Township 97 North, Range 73 West of the 5<sup>th</sup> P.M., Gregory County, South Dakota.

WHEREAS, The City of Gregory has purchased a tract of land for the purpose of developing land for the commercial and industrial needs of the City of Gregory; and

WHEREAS The Gregory Business Industrial Development Corporation (BID) was established for the purpose of promoting business, industrial and housing development in the Gregory area; and

WHEREAS The Gregory Business Industrial Development Corporation (BID) is a public corporation registered with the State of South Dakota; and

WHEREAS The City of Gregory may give real property to any public corporation for any authorized public purpose under SDCL 9-12-5.

NOW THEREFORE BE IT RESOLVED THAT

Section 1. Conveyance of Roadside Park Land

- 1.1 The City of Gregory will convey title to the Gregory Business and Industrial Corporation of the following described land:

Roadside Park Addition Out Lot A in the NW1/4NE1/4 of Section 13, Township 97 North, Range 73 West of the 5<sup>th</sup> P.M., City of Gregory, Gregory County, South Dakota.

Section 2. Authorized Public Purpose

- 2.1 The Gregory Business and Industrial Corporation will use the land granted to them in Section 1.1 for the purpose of providing lots for commercial and industrial development and other purposes for the public well-being.

Section 3. Terms

- 3.1 The members of the Gregory Business and Industrial Corporation will need prior approval from the Gregory City Council before any sale of lots in the described land conveyance can be completed.
- 3.2 All funds received for the sale of the lots in the described land conveyance, are to be used for the further development of the Grandview Addition area. The funds from the sale of the lots shall be deposited in a City of Gregory bank account.

Section 4. Authorization of City Officials

- 4.1 The Mayor, Finance Officer and City Attorney shall be and are hereby authorized to execute and deliver for and on behalf of the City of Gregory, all other certificates, documents or other papers and to perform such other acts as they may deem necessary or appropriate in order to implement and carry out the actions authorized herein.

Section 5. Effective Date. This resolution shall take effect on the 20<sup>th</sup> day following its publication, suspended by a referendum.

Adopted at Gregory, South Dakota, this 6<sup>th</sup> day of April 2021.

Approved:

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Scott Anshutz, Mayor

ATTEST:

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Al Cerny, Finance Officer

Adopted: 4-6-21 Published: 4-14-21 Effective: 5-3-21

Motion was made by Seymour Studenberg to approve of Resolution 2021-01, seconded by Ashley Lozano. All members voted aye.

#### Grandview Lot Sale Changes

The council reviewed some proposed changes to the Grandview Lot sale procedures. No action was taken until the changes are incorporated into a new agreement.

#### Summer Help

The council members agreed to wait until April 19, 2021 to hire the pool lifeguards since the summer help ad had April 30, 2021 as the deadline for applications. It was agreed to hire the summer park help (mowing) at this time because the workers may be needed soon. The council agreed to hire Carson Klundt and Brynn Hylla as groundskeepers for the summer of 2021.

#### Shop Building Update

The council members were given an update on the damage to the city's shop building. The recent snow had damaged the roof to the north-south addition. The insurance company called in a structural engineer to determine if the addition could be saved. The determination was made that the addition would have to be torn down and re-built. The city is still waiting on the insurance estimate.

#### Claims

Motion was made by Guyla Husman and seconded by Ashley Lozano to pay the following claims as presented to the council. All members voted aye.

Accounts Management Inc.	Payroll Garnishment	242.22
Accounts Management Inc.	Payroll Garnishment	124.25
Aflac	Aflac Insurance	394.20
Al Cerny	Health Ins Reimb/Medicare Part B/3mo Rx Plan	759.35
Appeara	Towels/Hand Cleaner/Coveralls/Sanitizer/Mats/Mop	137.54
Avera Occupational Medicine	Drug Testing	128.00
City of Gregory	Cell Phone Charges	365.07
Code Enforcement Specialists	Code Enforcement Fees	239.13
EFTPS	Fed/FICA Tax	3,963.86
EFTPS	Fed/FICA Tax	4,943.13
Gregory Building Center	Paint/Lath/Milwaukee Organizer	58.47
Gregory Co Register of Deeds	Fee/File Waldner Contract Deed	30.00
Gregory Times-Advocate	Publishing/Ballots/Job Openings/Business Review	1,568.27
Mark Jacobsen	Airport Car Battery	170.00
Hawkins Inc.	Chlorine Cylinder Fees	15.00
Health Pool of SD	Health Insurance	4,190.52
Insurance Benefits Inc.	Airport Liability Insurance	4,655.00
Jerrys Electric & Services LLC	Roto Rooter Senior Meals/Disconnect Power to Shed	470.15
Jim's Garbage Service	Garbage Pickup Service	300.00
Johnson Pochop & Bartling	Legal Services	2,155.50
Klein's True Value	Key Tags & Rings/Batteries/Roof Cement/Fittings	43.41
McLeod's Printing & Office	Ballot Stamp/Election Supplies	65.53

Motor Vehicle Division	Title/License Recycle Trailer	21.20
Office Products Center	PD Ink Cartridges/Folders/Serv Contract/Receipt Rolls	222.23
Petty Cash	Postage Reimbursement	4.00
Public Health Laboratory	Water Testing	56.00
Rosebud Auto Parts	Hose/Fittings/Filters/Grease/Cans/Floor Dry/Fuses	1,031.67
Rosebud Electric Coop Inc.	Electric Payment	5,929.76
SD Dept of Agriculture	SD Applicator License/Damon Eaglestar	35.00
SDRS	SD Retirement Mar 2021	6,131.40
SDRS Supplemental Rtrmt	SD Supplemental Retirement Mar 2021	750.00
Sirchie Acquisition Co LLC	PD Evidence Bags	162.35
Tom Grove	Reimbursement for Glock 22 Gen5 Duty Gun	452.63
Tripp County Water User Dist	Monthly Water Service	3,000.00
US Postal Service	Water Billing Postage	226.80
Accounts Payable Total		\$43,041.64
Payroll Checks		\$29,417.75
REPORT TOTAL		\$72,459.39

3/16/2021 Payroll: 3<sup>rd</sup> Cent Econ Dev., \$1,018.88; Finance Officer, \$2,341.60; General Government Bldg., \$190.96; Police, \$4,724.40; Street Dept., \$3,153.98; Water Dept., \$3,321.22; Sewer, \$512.94; Library, \$1,057.56; Gross Amt, \$16,321.54

3/30/2021 Payroll: 3<sup>rd</sup> Cent Econ Dev., \$1,018.88; Mayor/Council, \$6,500.00; P & Z, \$350.00; Finance Officer, \$2,341.60; General Government Bldg., \$190.96; Police, \$4,408.88; Street Dept., \$2,905.84; Water Dept., \$3,255.60; Sewer, \$504.40; Library, \$1,112.19; Gross Amt, \$22,588.35

#### Grandview Lot Sizes

There was some discussion on making some of the Grandview Lots larger so that the ranch style homes with a two-car garage could better fit on the lots. This will be looked at in the future.

#### Executive Session

Motion was made by Ashley Lozano to go into executive session to discuss an offer on an industrial lot in Grandview Addition, seconded by Kristi Drey. All members voted aye. Council went into executive session at 7:15 p.m. Motion was made by Kristi Drey and seconded by Guyla Husman to go out of executive session at 7:20 p.m. All members voted aye.

#### Results of the Executive Session

The council agreed to counter offer the offer that they had received for the industrial lot in Grandview Addition.

#### Adjourn

Motion was made by Kristi Drey and seconded by Ashley Lozano to adjourn. All members voted aye.

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Scott Anshutz, Mayor

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