

Gregory City Council
Regular Meeting
09/06/2022

The Gregory City Council met in regular session at the Gregory City Hall (120 West 6th St.) on Tuesday, September 6, 2022, at the time of 6:00 p.m. The following members were present: Mayor Al Cerny; Council Members: Guyla Husman, Ashley Lozano, Kristi Drey, Cory Graber, Guhner Kepler, and Darwin Grim; City Attorney Amy Jacobsen, Police Chief Doug Catts, News Reporter Patty Connealy, Chamber Director Trenton Seegers, Toby Morris with Colliers Securities LLC; Librarian Tara Engel; Planning and Zoning Members Sam Flakus, Gregg Drees, John Knight, Sharon Peterson, and Donna Schmitz; and guest Brian Mori.

Agenda

Motion was made by Guyla Husman, seconded by Ashley Lozano to approve the agenda as wrote. All members voted aye; the motion carried.

Minutes

Motion was made by Darwin Grim to approve the minutes from the 8/15/22, seconded by Cory Graber. All member voted aye; the motion carried.

No Public Forum

Dept. Head Reports

Librarian Tara Engel reported that the library has started Lego club, coffee and coloring is still going for the next two Saturdays. Book club starts Tuesday the 13th, with cook the book being on Thursday the 15th. Engel provided the council with a financial report. Chamber director Trenton Seegers reported that arts in the park has been moved to October 15 to be held in conjunction with the harvest festival. Seegers reported that the chamber has created a savings account at Bankwest for donations to replace the Christmas lights with \$ 17,000 currently in the account. Seegers also reported that the Chamber is looking into selling real Christmas trees this year as a fund raiser. Police Chief Doug Catts reported that he has done an inspection of the town and has found roughly 80 properties in violation of the city's weed and grass ordinance.

Committee Reports

Mayor Cerny reported that finance officer Hamilton has received a full price offer for lot 4 and has turned it over to the title company for closing. Mayor Cerny noted that owner of the main St. property has agreed to terms of the lot sale. Mayor Cerny also reported that Officer Dean Rivers had to be let go since he did not attend the state of South Dakota police Academy. Finance officer Hamilton reported that the public works department will be starting to jet sewers on October 1st.

Conflict of Interest

Nobody had a conflict of interest with the new business portion of the agenda.

New Business

Building Permit

Motion was made by Kristi Drey, seconded by Guhner Kepler to enter the Board of Adjustment. All members voted aye; the motion carried. Mayor Cerny presented building permit 2022-19 Wilson

Santiago building a garage. Planning and zoning met and recommended approval. Motion was made by Ashley Lozano, seconded by Kristi Drey to approve building permit 2022-19. All members voted aye; the motion carried. Motion was made by Kristi Drey, second by Guhner Kepler to adjourn as the Board of Adjustment. All members voter aye, the motion carried.

TIF Update

Tobin Morris started by introducing himself stating that he specializes in public finance. A TIF is the most powerful use of economic development that a municipality can use to battle the infrastructure demands that towns have stated Morris. A TIF captures future tax revenue, to be able to develop a selected area. The TIF that the City of Gregory is looking at is an Economic Development TIF which conforms to all South Dakota codified laws, and the school is held harmless. The TIF would dissolve when we reach \$1.8 million or 20 years whichever is first. Morris stated that at the next city council meeting their will need to be two resolutions passed and the planning and zoning will have to have a joint meeting giving their recommendation to the council. The worst-case scenario is that no building happens but in Gregory's TIF District lots have already been sold for building purposes. Sam Flakus asked if the county could challenge the TIF. Morris replied by saying yes and no, most cases that never happens. Flakus also asked if a TIF could be used in a residential area. Morris replied yes and that he believes Gregory would benefit from a residential TIF, and the city should be proactive with looking into creating one and reaching out to a developer.

Spiking Permit Hannahs Wedding

Mayor Cerny presented a spiking permit for the Hannahs wedding dance to be held at the Gregory Auditorium on September 17th. Motion was made by Kristi Drey, seconded by Cory Graber to approve the spiking permit for the Hannahs wedding dance. All members voted aye; the motion carried.

Airport/Lagoon Bids

Mayor Cerny started with opening bids for the lagoon farm ground rent. The first envelope opened was a bid from Lubbers Farms in the amount of \$26,040.52 for the five-year lease. The second envelope open was a bid from Bart Bartling in the amount of \$24,501.00 for the five-year lease. Motion was made by Guyla Husman, seconded by Ashley Lozano to award Lubbers Farms the 5-year lagoon bid in the amount of \$26,040.52. All members voted aye; the motion carried. Mayor Cerny preceeded to open the only bid received for the 5-year airport ground lease. Justin Vosika bid \$17,100.00 for the 5-year airport farm ground lease. Motion was made by Ashley Lozano, seconded by Guyla Husman to award Justin Vosika the five-year airport farm ground lease in the amount of \$17,100.00. All members voted aye; the motion carried.

Winner Resource Center

Mayor Cerny presented a letter from the Winner Resource Center asking for a \$500 contribution. Mayor stated that we have always in the past gave to them. Motion was made by Guyla Husman, seconded by Ashley Lozano to donate \$500.00 to the Winner Resource Center. All members voted aye; the motion caried.

Avera "Luau on Over" Pool Fundraiser

Mayor Cerny presented that the Gregory Healthcare foundation is hosting their annual fundraiser this year with Avera pledged to match up to \$25,000 dollars. Finance Officer Hamilton also stated that the Karl Family has also pledged a match of \$25,000. Mayor Cerny asked to entertain a motion for the city to be a platinum sponsor with a donation of \$1,000.00 dollars. Motion was made by Darwin Grim,

seconded by Kristi Drey to donate \$1000.00 dollars to the Area Gregory Healthcare Foundation. All members voted aye; the motion carried.

2023 Appropriation Ordinance 2022-03

Mayor Cerny presented 2023 Appropriation Ordinance 2022-03, stating that this is the same numbers that were presented in the budget just put in Ordinance Form. Motion was made by Guyla Husman to approve the first reading of 2023 Appropriation Ordinance 2022-03, seconded by Ashley Lozano. All members voted aye; the motion carried.

Vanderpol Pay Request #6

Mayor Cerny stated that pay request #6 will be approved with the approval of the claims.

City Hall/City Shop Update

Finance Officer Hamilton reported that himself and Mayor Cerny will meet with an architect on Wed., Sept. 7th with hopes to be able to give a better update for the next meeting.

Financial Report

Finance Officer Hamilton provided council with balances of our general fund \$1,084,854.67, Water fund \$327,404.34, and Sewer fund \$639,405.96. Hamilton also reported sales tax is up by \$98,626.51 from this point last year. Hamilton also provided a budget report and revenue report up to August.

Claims

AFLAC	AFLAC INSURANCE	321.36
APPEARA	TOWELS,HANDCLEANER,COVERALLS	184.37
CARDMEMBER SERVICE	POOL 40' SAFTEY ROPE	348.09
COACH'S LAWN SERVICE LLC	BALL FIELD PRED STATE TOURNY	640.00
CORE & MAIN LP	WATER WELL PUMPS	1,898.36
CYBERTEK SYSTEMS	MANAGED IT/PHONE SYSTEM	370.00
DIVISION OF CHILD SUPPORT	CHILD SUPPORT	126.92
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GREGORY AMBULANCE SERVICE	REFUND TREASURY PAYMENTS	2,194.60
GREGORY AREA HEALTHCARE SYS	PLATINUM SPONSOR	1,000.00
GREGORY COUNTY HIGHWAY DEPT	ROAD MAINTENANCE	240.00
GREGORY HIGH SCHOOL	AD SPONSOR SCHOOL ANNUAL	30.00
GREGORY TIMES-ADVOCATE	COUNCIL PUBLISHING	715.82
HAWKINS INC	CHLORINE CYLINDER FEE	40.00
HEALTH POOL OF SD	HEALTH INSURANCE	4,494.54
KIRWAN DESIGN &LANDSCAPING LLC	SPRINKLER SYSTEM PARTS	337.00
KLEIN'S TRUE VALUE	SPRAY PAINT, FITTINGS	300.38
OFFICE PRODUCTS CENTER	SERVICE CONTRACT	162.78
PETTY CASH	REIMBURSEMENT CERTIFIED LETTER	16.00
PUBLIC HEALTH LABORATORY	WATER TESTING	133.00
ROSEBUD ELECTRIC COOP INC	2 MO ELECTRIC/WHISTLE/FB LIGHTS	16,377.65
RUNNINGS SUPPLY INC.	SPRAY PAINT, BATTERIES	355.71
SCHMUCKER PAUL NOHR AND ASSOC	PHASE 1 UTILITY IMPROVEMENTS	60,509.86

SDRS	SD RETIREMENT	6,889.04
SDRS SUPPLEMENTAL RETIREMENT	SUPPLEMENTAL RETIREMENT	1,200.00
SOUTH DAKOTA MUNICIPAL LEAGUE	ELECTED OFFICIAL WORKSHOP	150.00
TRIPP COUNTY WATER USER DIST	MONTHLY WATER SERVICE	3,000.00
US POSTAL SERVICE	WATER BILLING POSTAGE	265.32
VANDERPOL DRAGLINE INC	PAY REQUEST #6 1ST ST. LOGAN	450,022.44
WINNER RESOURCE CENTER	COUNCIL DONATION	500.00
WM KROTTER CO	BASEBALL FIELD MARKER	279.34
Accounts Payable Total		\$561,565.38

Motion was made by Guyla Husman, seconded by Cory Graber to pay the claims. All members voted aye; the motion carried.

Motion was made by Kristi Drey, seconded by Guyla Husman to adjourn. All Members voted aye; the carried.

ATTEST: _____
 Finance Officer: Alexander Hamilton

 Mayor: Al Cerny