

**CITY OF FREEMAN  
CITY COUNCIL | REGULAR SESSION  
TUESDAY, APRIL 16, 2024  
6:30 P.M. | CITY HALL COUNCIL CHAMBERS  
AGENDA**

**ROLL CALL**

**MINUTES OF APRIL 2, 2024 REGULAR MEETING**

**VOUCHERS**

**PUBLIC INPUT**

**VARIANCE HEARING | GARY TSCHETTER**

**CANVASS OF ELECTION**

**BATA**

**OTHER BUSINESS**

**NEXT MEETING DATE – TUESDAY, MAY 7, 2024 @ 6:30 PM**

**EXECUTIVE SESSION PURSUANT TO SDCL 1-25-2(1) – PERSONNEL**

**ADJOURN**

**This meeting will be livestreamed via the link posted in the “Government” section at  
CityofFreeman.org & on Golden West Cable channel 90.**

# Council Minutes

## Regular Session

### Tuesday, April 2, 2024

The Freeman City Council met in regular session on Tuesday, April 2, 2024 at 6:30 pm at City Hall in Freeman. Mayor Michael Walter called the meeting to order and the following members were present: Charles Gering, Blaine Saarie, Clifford Tjaden, Elizabeth Waltner and Steve Waltner. Also attending were Finance Officer Lisa Edelman, Duane Walters and Jay Slevin.

### Minutes

S. Waltner moved to accept the minutes of the March 19, 2024 regular meeting as presented. Saarie seconded the motion. All votes aye.

### Vouchers

E. Waltner moved to approve the vouchers listed below. Tjaden seconded the motion. Roll call: all votes aye.

PAYROLL – FINANCE	2957.70	JAMBOREE, resale	506.58
PAYROLL – POLICE	9901.86	JOHNSON BROS, liquor	335.97
PAYROLL – PUBLIC SAFETY	81.07	JP COOKE, dog tags	86.35
PAYROLL – STREETS	1941.90	KLEINSASSER’S, repair	170.86
PAYROLL – SEWER	6747.59	KNODEL CONTRACTORS, gravel	384.80
PAYROLL – REFUSE	5353.97	KOERNER CONSTRUCTION, snow removal	255.10
PAYROLL – RECYCLE	3013.13	LESLIE KEIERLEBER, cleaning	580.00
PAYROLL – WATER	6050.55	MATHESON, amb supplies	85.73
PAYROLL – AMBULANCE	5162.42	MCLEOD’S, election supplies	114.47
PAYROLL – PARK/POOL	1217.64	MR G’S, repair	986.00
PAYROLL – GOLF	4207.04	NORTHERN TURF, irrigation repair	21342.00
PAYROLL – LIBRARY	6166.37	NORTHWESTERN ENERGY, electric & gas	11037.73
MERCHANTS STATE BANK, 941 deposit	10193.48	ONE OFFICE, supplies	51.60
ACH FEES, payroll & utilities	30.00	PERFORMANCE, resale	1743.29
APPEARA, rugs	116.76	PITNEY BOWES, lease	165.54
BARNES & NOBLE, library books	60.76	PITNEY BOWES, postage	301.50
B-Y WATER, water purchase	4621.91	PLUNKETT’S, pest control	704.65
B-Y WATER INTEREST	3168.00	RORY HERMSEN, resale	257.91
C & B OPERATIONS, tractor lease, repair	3954.16	SANITATION PRODUCTS, repair	741.74
CARDMEMBER SERVICES, supplies	697.75	SD DEPT OF HEALTH, testing	30.00
CHS, fuel	671.94	SD DEPT OF REVENUE, sales tax	2190.88
CITY OF FREEMAN, utilities	43.50	SDML, work comp	153.00
CITY OF MITCHELL LANDFILL, garbage fees	3393.60	SECOND CENTURY, publishing	1045.89
DAKOTA PUMP, repair	1840.77	SIOUX INTERNATIONAL, repair	740.72
FIRST NET, police cell phones	107.08	SOUTHEASTERN ELECTRIC, electric	2205.82
FREEMAN REGIONAL HEALTH, nursing staff	252.71	SQUARE, monthly subscription	35.00
GOLDEN WEST, telephone service	1404.75	STERN OIL COMPANY, fuel	349.17
HEIMAN, fire extinguisher service	2059.50		

VOUCHERS	79218.97
SALARIES	52801.24
TOTAL VOUCHERS & SALARIES	132020.21

**Financial Report**

Tjaden moved to approve the financial report as presented. Saarie seconded the motion. Roll call: all votes aye.

**BATA**

Saarie updated the council regarding the Freeman Community Meeting that the Brookings Area Transit Authority had last week regarding the building project to house their buses. BATA informed the group that another building project that they bid came in higher than expected and they are asking for a commitment from the city in the amount of \$34,000.00 to help cover the additional anticipated expenses for this project. It was recommended that this be discussed again at the next meeting after looking into other options for assistance.

**Police Grant**

Chief Slevin updated the council on the grant that was discussed at previous meetings and answered some of the questions that the council had. He stated that the grant deadline is in May. After some discussion, it was recommended to wait until the following year to apply for the grant.

**Clean Up Days**

S. Waltner moved to set Saturday, June 8 from 12:00 pm-5 pm and Wednesday, June 12, from 3 pm-7pm, as clean up days to provide free access to the City Rubble Site. This opportunity is available only to Freeman residents and those living within one mile of City limits. Only items currently accepted will be allowed, with an additional charge for electronics. Gering seconded the motion. All votes aye.

**Other Business**

Edelman: Informed the council that the code enforcement officer will be in town this week.

S. Waltner: Reported that there have been issues at the community center that will be discussed and a plan presented to the council at the next meeting.

Saarie: Informed the group that officer Nankivel’s training is going well. The street committee met and plan on catching up on chip sealing this summer.

Walters: Updated the council on what repairs are needed and reported that Reede Construction will be in town to fix the warranty work from the Main Street Project.

**Next Meeting Date**

The next meeting of the Freeman City Council will take place on Tuesday, April 16, 2024 at 6:30 pm.

**Executive Session**

S. Waltner moved to go into Executive Session at 7:19 pm pursuant to SDCL 1-25-2(1) personnel and SDCL 1-25-2(4) contract negotiation. E. Waltner seconded the motion. All votes aye.

S. Waltner declared out of executive session at 7:48 pm.

S. Waltner moved to enter into a contract with Nathan Schrag for IT consulting at \$90/hour with an hour per month guarantee. Saarie seconded the motion. All votes aye.

**Adjournment**

S. Waltner moved to adjourn at 7:49 pm. Gering seconded motion. All votes aye.

Lisa Edelman, Finance Officer

Michael Walter, Mayor



CITY OF FREEMAN  
REQUEST FOR VARIANCE

Request No. 2024-01  
Date 3-28 2024

APPLICANT:

Name: Gary Tschetter

Address: 605 S Cherry St

Location of Property: 12 DL51 51 outlet 51 Outlet Addition  
(legal description)

Present Zoning of Property: residential

Present Use of Property: owner occupied

REASONS FOR REQUEST FOR VARIATION

Please note that the following questions must be answered completely. If additional space is needed, attach extra pages to application.

Before Answering Read the Notice to Applicants:

1. What characteristics of your property prevent its being used for any of the uses permitted in your zone?

Too narrow \_\_\_\_\_ Elevation \_\_\_\_\_ Soil \_\_\_\_\_  
Too small \_\_\_\_\_ Slope \_\_\_\_\_ Subsurface \_\_\_\_\_  
Too shallow \_\_\_\_\_ Shape \_\_\_\_\_ Other  setback requirement  
(specify)

2. Describe the items checked, giving dimensions where appropriate. \_\_\_\_\_

an addition to our home would have a setback  
of 24 ft 6" instead of required 25 ft

3. How do the above site conditions prevent any reasonable use of your land under the terms of the Zoning ordinance? due to the construction of the roof

and previous additions to the home the addition

can not be moved to accomodate the 25' setback

4. Are the conditions of your property the result of man-made changes (such as the relocation of road or highway?) No. If so, describe \_\_\_\_\_

5. Which of the following types of modifications will allow you a reasonable use of your land?

Change in setback requirement yes Change in lot coverage requirement \_\_\_\_\_  
Change in yard restriction \_\_\_\_\_ Change in height requirement \_\_\_\_\_  
Change in area requirement \_\_\_\_\_

6. State the variation requested, give distances where appropriate:

current house has a 20'8" setback, front porch has a 14'6" setback, current addition plans 24'6". I request a 1 ft

7. Are the conditions of hardship for which you request a variation true only of your property? variance for a 24ft setback  
No If not, how many other properties are similarly affected?

8. Names and address of adjacent property owners. (Use back or attach) most houses on our street do not have a 25' setback  
Janice Palmer/Christina Rhobb 614 S Cherry St

Jerald Waltner 604 S Cherry St

9. Attach a scaled accurate drawing of the site and surrounding of the site and surrounding area of at least 300 feet from each boundary.

**FOR USE BY BOARD OF ADJUSTMENT ONLY**

Date Filed: \_\_\_\_\_  
Date Set for Hearing \_\_\_\_\_  
Date Notice Published in Newspaper \_\_\_\_\_  
Date the Adjacent Property Owners notified: \_\_\_\_\_  
Fee \*\$100.00 Publishing \*\$ \_\_\_\_\_ Paid \_\_\_\_\_

\*This fee is due with the application and is required regardless of the outcome of variance hearing, approved or denied, and it not refundable.

The board shall base its finding on evidence presented in the application, comments received from adjacent property owners and to make an affirmative decision it must find that each of the following conditions are met:

- a) Denial of the variance would result in hardship to the property owner due to physical characteristics of the site; \_\_\_\_\_
- b) The conditions upon which an application for a variance is based are unique to the property for which the variance is sought; \_\_\_\_\_
- c) The petition for a variance is not based exclusively upon a desire to increase the value or income potential of the property; \_\_\_\_\_
- d) The granting of the variance will not be detrimental to the public welfare in which the property is located; \_\_\_\_\_
- e) The proposed variance will not jeopardize the intent and general and specific purposes of the variance ordinance; and \_\_\_\_\_
- f) The concurring vote of two-thirds (2/3) of the total board membership shall be necessary to approve the request \_\_\_\_\_

In light of the evidence presented at the hearing on this case and in conformity with the requirements of the Zoning Ordinance, a variance is:

\_\_\_\_\_ Denied \_\_\_\_\_ Granted

\_\_\_\_\_ Granted Subject to the Following Requirements: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_, 20\_\_\_\_  
(date)

\_\_\_\_\_  
Chairman, Board of Adjustment

NW 1/4 TO SCALE

Porch

14' 6" setback

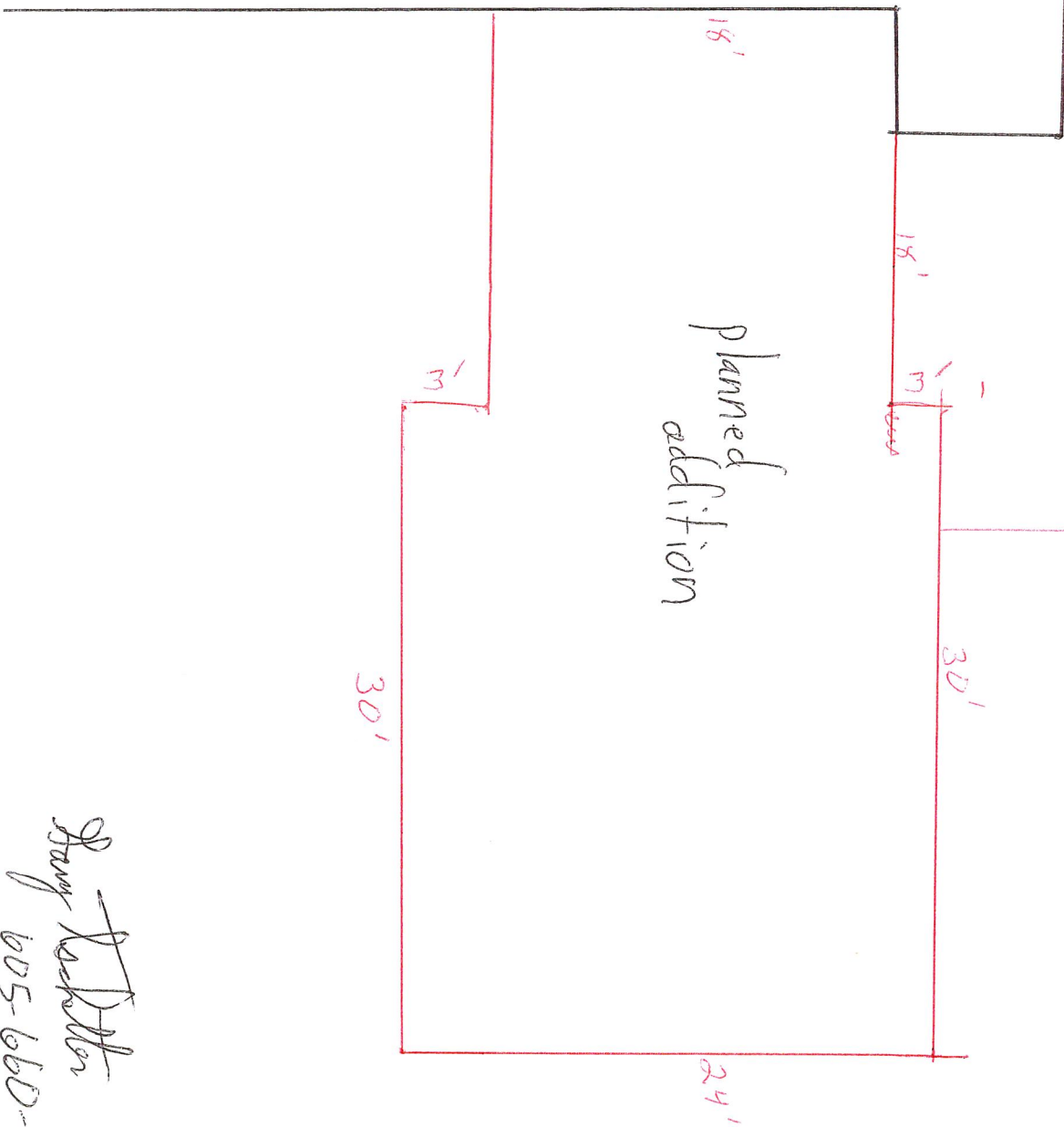
20' 8" setback


24' setback requested

E

Existing house

planned addition



  
 Jerry Keshelton  
 605-660-9472



