

Regular Meeting November 13, 2017

The Primghar City Council met for Regular Council Meeting on November 13, 2017 at 7:00PM in the council chambers with Mayor Kurt Edwards presiding. Council present - Jack Black, Doug Harms, Glen Schueller, and Kevin Smith. Absent – Brooke Scroggin. City staff- Denny Logan, Wendy Ewoldt. City Attorney - Bruce Green. Visitors – Denny Cmelik, Tim Honkomp, Leann Langfitt, Bob McCauley, Ken Miller, Mary Radke, and County Engineer Tom Snyder.

Meeting called to order at 7:04 pm. Motion made by Black, seconded by Harms, approving the consent agenda. All ayes, motion carried. Bob McCauley spoke to Council on behalf of Planning & Zoning and an application for rezoning Randolph Estates II; the application was denied, lacking water management info. P&Z approved the final zoning amendments and are awaiting receipt of the draft documents from NWIPDC. P&Z are also working on a new application form and would like Council to address issues of permits not being applied for and contractors/homeowners completing unapproved/documented work. City Attorney Bruce Green instructed that not getting required permits is a violation of city code and subject to a municipal infraction; this situation will be more closely monitored.

Primghar Nuisance Abatement Officer Denny Cmelik was present to discuss matters of litigation under closed session. Motion by Schueller, seconded by Smith, to go into closed session per Iowa Code 21.5(1)(c) at 7:12pm. All ayes, motion carried. Closed Session taped. Motion made by Black to come out of closed session at 7:41pm, seconded by Harms. All ayes, motion carried. Open session resumed.

Mayor Edwards announced this was the time and place for a public hearing on the sales of real estate owned by the City. City Attorney Bruce Green was present with all proceedings:

Smith introduced Ordinance 2017-03 Vacating a Certain Alley in the City of Primghar, Iowa and moved its adoption. Schueller seconded the motion, Ayes: 4, Nays: 0. Motion carried. Councilmember Black motioned to waive the requirement that the ordinance be considered at a 2nd and 3rd reading, seconded by Harms. Ayes: 4, Nays: 0. Motion carried. Councilmember Schueller then moved for final adoption, seconded by Smith. Ayes: 4, Nays: 0. Motion carried. Councilman Black introduced Resolution 2017-07 Authorizing the City of Primghar to Convey a Certain Tract of Real Estate Owned by the City and 2017-08 Approving the Executed Deed for a Certain Tract of Real Estate Owned by the City of Primghar, and motioned its adoption. Councilman Schueller seconded the motion. Ayes: 4, Nays: 0. Motion Carried.

Councilmember Smith introduced Resolution 2017-09 Authorizing the City of Primghar to Convey a Certain Tract of Real Estate Owned by the City, and moved for its adoption. Seconded by Black. Ayes: 4, Nays: 0. Motion carried. Councilmember Harms introduced Resolution 2017-10 Approving the Executed Deed for a Certain Tract of Real Estate Owned by the City of Primghar and moved for its adoption. Ayes: 4, Nays: 0. Motion carried.

Councilmember Harms introduced Ordinance 2017-04 Amending Appendix A of the Primghar Code of Ordinances Relating to Solid Waste Fees and Rates and moved its adoption. Schueller seconded the motion. Ayes: 4, Nays: 0. Councilmember Black motioned to waive the requirement that the ordinance be considered at a 2nd and 3rd reading, seconded by Smith. Ayes: 4, Nays: 0. Motion carried. Councilmember Schueller then moved for final adoption, seconded by Harms. Ayes: 4, Nays: 0. Motion carried.

Councilperson Harms advised Council that he and the Primghar Fire Chief about the proposed ordinance amendment on liquefied petroleum gases and requests no action be taken, more information is needed.

City Superintendent Logan provided project highlights since the last meeting: Water from the tower is already noticeably cleaner/clearer since filter replaced; plows are getting cleaned up and ready for the season, Smith and Harms arrived with the new dump truck this afternoon from Kansas City, final purchase price was significantly under budget, \$17,050.00; street sweeping; smoke testing was a success, completed in one day, report pending from DGR Engineering; mower trade was completed; junk day went well; Logan had the SOS Building roof inspected and prices for roof repair range from \$5K-\$25K, no action taken at this time; holiday lights to be put up this week; the school is inquiring to the installation of "Ped X-ing" style signage for the north side of the grounds; Elec dept. is still working on IUB inspection findings, tree-trimming & pole replacements; replacing the service truck is on hold until spring; golf course parking lot lights having problems again.

Ewoldt shared October financial reconciliation, itemized misappropriations from FY12-17 with special assessment receipts and property tax, industrial park project, and golf enterprise payroll liabilities. After the review of FY17 Annual Finance Report, Smith moved to approve the report. Motion seconded by Black. All ayes, motion carried. Approval of the FY17 Urban Renewal Report was motioned by Harms, seconded by Schueller. All ayes, motion carried. Ewoldt shared that no new debt is due for certification, only a notice of no new debt will be filed for TIF#1 and a reduction to certified debt for TIF#3. Motion made by Schueller, seconded by Black approving certifications. All ayes, motion carried. Clerk Ewoldt addressed the expiration of the 2006 Commercial and Residential Urban Revitalization

District #1 Tax Exemption program, for economic development purposes. Harms presented Resolution 2017-14 Renewal of the 2006 Commercial & Residential Urban Revitalization District #1 Property Tax Exemption Program, and moved for its adoption, seconded by Schueller. All ayes, motion carried. Motion made by Schueller, seconded by Smith, approving November claims to be paid and bills paid in vacation. All ayes, motion carried.

Smith spoke on behalf of Council's Personnel Committee for evaluations of Wendy Ewoldt, Jeremy McClaren & Chris Pettus. Black motioned to approve salary increases for Pettus \$0.50/hour and Jeremy McClaren \$250.00/year, seconded by Harms. All ayes, motion carried.

Fire Chief Lansink recommended approval of an application to join the department, Derek Logan. Motion by Smith, seconded by Black, approving membership. All ayes, motion carried. Ewoldt shared a request from Jeremy McClaren for the city to deed him a small strip of abandoned alley abutting his property. Council was open to the transaction and will proceed at a later date. Primghar has been requested by the power supply company, Missouri River Energy Services, to implement a Distributed Generation Policy. Councilmember Smith introduced Resolution 2017-11 Adopting the Distributed Generation Workbook as the "Small Power Production & Co-Generation Policy" and moved for its adoption. Seconded by Black. Ayes: 4, Nays: 0. Motion carried. Ewoldt requests permission to clean out old records in accordance with the Code of Iowa Record Retention Manual. Motion made by Harms, seconded by Schueller, approving Resolution 2017-12 Destruction of Records. All ayes, motion carried. In reference to the misappropriations presented by Ewoldt in the finance report, a resolution to transfer monies is necessary. Motion made by Harms, seconded by Smith, approving Resolution 2017-13 Transferring Funds. All ayes, motion carried. Nuisance cases continue, no new updates.

Council concerns included cemetery record software and Kids Kampus Daycare being removed from under the Mercy Medical Services Group, a committee will be formed to meet with BMMH Administration. Motion by Smith, second by Harms, to adjourn regular meeting at 9:00 pm. All ayes, motion carried.

Kurt Edwards, Mayor

ATTEST:

Wendy Ewoldt, City Clerk