

Regular Session August 11, 2021

The Primghar City Council met in regular session on August 11, 2021, at 5:00PM in the council chambers with Mayor Kurt Edwards presiding. Council present – Jack Black, Tim Honkomp, Ryan Jenness, Ken Miller, and Kevin Smith. Staff present –Carol Chicoine, Sarah Rohwer, and Mike Warnke. Motion by Jenness, approving the consent agenda, approving August 11 agenda, council minutes from July 14 and August 4, 2021; library minutes from July 14th, 2021; PGCC Golf Board Minutes from July 14, 2021; and approving Primghar Ambulance Team member Danielle Einck. Second Black, all ayes, motion carried.

Clerk Chicoine discussed written citizen's concern from Scott Hepner with Axis Holdings apartments on 5th Street NE. The garbage has been piled the ground by their dumpsters when it is full. When this happens, garbage is blown into his property and feral cats start to show up, this has happened more than one. Clerk Chicoine has previously talked to the owner in the past and will reach out again to recommend garbage pickup more than one time a week. Visitors included Austin Sweeney interested in purchasing the lot south of the county maintenance shed on 5th Street NW and building storage units. Council informed that they were not opposed but would have to go through the rezoning process and public hearing before that would be allowed. Kiana Johnson with O'Brien County Economic Development (OCED) with the FY21 year and review. Ms. Johnson spoke about the revolving loans fund with the GAP financing used to assist new businesses and as of the end of last year OCED has invested \$809,850 in the town of Primghar. Council thanked and acknowledged all the hard work and appreciates all OCED do for Primghar and county.

Mike Warnke gave council an update on projects that the city has been working on including taping 4 water mains out in Randolph estates, Logan is working on GIS, going to working on painting skating rink and buildings by water tower, spaying lagoons, working with Paullina with power to new homes, new water heater pool house, and IAMU with risk assessment audit. Clerk Chicoine gave update on lineman applications and purchased the new technology with the \$9500 grant should be here by November. City Attorney Bruce Green was not available for comments, but discussion was made with land rent lease, motion by Honkomp to adjust rent lease, second by Jenness, all ayes, motion carried.

Discussion was had on city owned lots that are for sale. The lots that were obtained by abatement the city is willing to sell. The buyer would be responsible for all costs associated with the sale and also will have to guarantee building a structure within a year. Motion by Black, to donate \$1,000 total from Primghar Electric and TCA funds to Ambulance this year and Fire Department Next year to meet the requiring match for MRES donation of \$1,000, second Honkomp, all ayes, motion carried. Outstand Debt Report for FY21 was filed and council reviewed. Motion Miller to approve resolution hiring Steve Carnahan \$9.50 for seasonal ground maintenance for golf course and Joe Lloyd \$70 a week stipend for on-call time for the Primghar Ambulance, second Honkomp, all ayes, motion carried.

Motion Jenness to Consider Second Reading Ordinance 2021-03 Amending Appendix A of the Primghar Code of Ordinances Relating to Water, Storm Water, and Sewer Rates increasing due to upcoming and future water and sewer infrastructure projects, second Miller, all ayes motion carried.

Council discussed the use of General Obligation Bond for the construction of a new pool. Primghar pool group has made a proposal that they would seek donations only if the council guaranteed in the next few years that they would put it to a vote to use general obligation bond to pay for the remainder of the pool if the pool group raised \$400,000 for a pool. The council all agreed they were not opposed of a pool, but also talked about infrastructure issues that need to be addressed. There have been street issues that community members have requesting to be paved, curb and gutter, and resurfaced; along with \$6.7 million new lagoon that will be in the process of being developed and built in next two years, electric infrastructure issues, and water quality improvements. The funding for the street repair would come from the city's general obligation bond, at this point the city has \$1,245,000 (number off the Outstanding Debt Report FY21) in outstanding GO bond debt with as of a statutory debt limit of \$1,841,020, leaving \$596,020 capacity remaining. Discussion was had between all but was decided at this time that the city could not to proceed with guaranteeing the GO bond debt for building a pool.

Clerk Chicoine informed the council that there was a nice article in the Bell about Don Steffens and there has been no interest in running the skating rink. There will be 3 seats up for election this year, papers can be picked up at City Hall and returned by September 16, 2021, by 5pm.

Motion Smith to approve the July finance report, second Jenness, all ayes motion carried. Motion by Smith to approve August Claims and bills paid in vacation, second Honkomp, all ayes, motion carried. Clerk Chicoine updated council on nuisance abatement, Thor Klinker was not available for updates, Tracy Lenz's case is scheduled for 12th of August at 1pm and letters have been sent to property owners that have junk vehicle.

Council concerns were moving of the donated rock next to the volleyball court for concerns of injuries that could happen with playing on the courts, spraying and cleaning out ditches and culvert, Warnke said he would look into the issues and get them resolved. Motion by Honkomp to adjourn, second by Black at 6:24 PM, all ayes, motion carried.

ATTEST: Carol Chicoine, City
Administrator/ Clerk

Kurt Edwards, Mayor