

Regular Session  
November 9, 2022

The Primghar City Council met in regular session on November 9, 2022, at 5:00 PM in the council chambers with Mayor Kurt Edwards presiding. Council present – Tim Honkomp, Ken Miller, Kevin Smith, and Steve Wittrock, Absent Ryan Jenness. Staff present – Carol Chicoine, Sarah Rohwer, and Mike Warnke. Motion by Smith, approving the consent agenda, approving November 9th agenda, council minutes from October 12 and 26, 2022; library minutes from October 12, 2022, PGCC Golf Board Minutes from October 20, 2022; and Approving Susan Smith Park and Recreation Board. Second Honkomp, all ayes, motion carried.

Allen Bonderman came to present his digitization project of the Primghar school class photos. \$8,951.26 was raised out of the initial goal of \$7,500. The goal with this project is to digitize all the Primghar annuals also discussion on digitizing all the class photos that were previously in the community building. Brad Stevens representing the O'Brien County Sheriffs Office was able to provide a quarterly update. Stevens said that everything has been quiet and noted that 12 warnings have been issued since the winter parking ordinance has been in effect.

Jessica Whitney and Tammy Behrens representing Kids Kampus provided their quarterly update to council. Currently there are 9 full time employees and 4 part time employees. While the waiting list has dwindled down, there is still the concern that there is not enough space. Kids Kampus is looking to build on an addition that would allow them to provide childcare for up to 70 kids.

Joseph Staneart came to address the council about the city's current ordinance on keeping chickens in the city limits. Staneart is currently in violation of the ordinance and will need to get rid of the chickens to avoid a municipal infraction. Staneart will be removing chicken but asked the council to relook at ordinance when going back through the city's ordinances and think about allowing.

Mike Warnke gave council an update on projects that the city workers have been working on: the culvert on B40 has been pinned and banded, chasing leaves, cutting trees, the street sweeper was taken on Thursday to be looked at for damages, for the transmission line project is just waiting for insulators and then the project should start rolling within the next few weeks. AFLAC and Colonial Life to benefit option added to the employee handbook. Both programs are employee paid through payroll deduction, no cost to the city.

City attorney Bruce Green assisted council with a Resolution setting the Time and Place for a Public Hearing for the sale of city land 275 4<sup>th</sup> St SE. Motion Smith Resolution setting the Time and Place for a Public Hearing for the sale of city land 275 4<sup>th</sup> St SE for December 14<sup>th</sup> at 5:00 pm. Second Miller, all ayes, motion carried. Motion Smith Resolution Jarret Russell 6 month raise. Second Wittrock, all ayes, motion carried. Motion Honkomp Resolution Appointing BOKF, N.A. of Lincoln Nebraska, to serve as paying agent, Note Registrar, and Transfer Agent, Approving the paying Agent and Note Registrar, and Transfer Agent Agreement and Authorizing the execution of the Agreement. Second Smith, all ayes, motion carried. Motion Wittrock moved that form of Tax Exemption Certificate be filed and approved, Miller second. All ayes, motion carried. Motion Miller moved that form of Continuing Disclosure certificate be placed on file and approved, second Smith all ayes, motion carried.

Motion Smith Approving and Authorizing a Form of Loan Agreement and Authorizing and Providing for the Issuance and Securing the Payment of \$2,315,000 Electric Revenue Capital Loan Notes, Series 2022A, of the City of Primghar, State of Iowa, Under the Provisions of the City Code of Iowa, and Providing for a Method of Payment of the Notes. Second Honkomp, all ayes, motion carried. Motion Honkomp Resolution Approving Bond Disclosure Policy. Second Wittrock, all ayes, motion carried.

Motion Honkomp Resolution Allocating Housing Funds. Second Miller, all ayes, motion carried. Motion Smith Resolution Approving Skating Rink Rental Fee. Second Miller, all ayes, motion carried. Motion Honkomp approving purchase of playground equipment. Second Smith, all ayes, motion carried. Motion Honkomp approving updated utility application. Second Miller, all ayes, motion carried. Council discussed of the current Urban Revitalization for tax abatement plan. Clerk Chicoine was asked to send out the tax implication of switching percentages that are at 100% for 10 years, to a graduated plan, and the effects it has on current valuations. The council will then revisit in December's meeting.

Motion Honkomp approving October Finance Report. Second Wittrock, all ayes, motion carried. During the October Finance Report, Clerk Chicoine informed council that a budget workshop should be set up to discuss the next

fiscal year's budget and project priorities. A workshop is tentatively set for the first part of December. Motion Honkomp Approval TIF 1 and TIF 3 Debt Certification and Urban Renewal Report. Second Wittrock, all ayes, motion carried. Motion Smith approving November Claims and bills paid in vacation. Second Honkomp, all ayes, motion carried.

Chicoine gave updates on nuisance abatement cases. Thor has taken over from Dennis Cmelick on 460 3<sup>rd</sup> St NW. Property at 440 7<sup>th</sup> St NE has taken the garage down, and 215 3<sup>rd</sup> St SW will be receiving a letter about the wrecked car in the yard.

Motion Honkomp to adjourn. Second Smith, all ayes, motion carried. Meeting adjourned at 6:24 pm.

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ATTEST: Sarah Rohwer, Deputy City Clerk

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Kurt Edwards, Mayor