

Regular Session

May 10, 2023

The Primghar City Council met in regular session on May 10, 2023, at 5:00 PM in the council chambers with Mayor Kurt Edwards presiding. Council present – Steve Wittrock, Tim Honkomp, and Ryan Jenness. Staff present – Carol Chicoine, Sarah Rohwer, and Mike Warnke. Motion Wittrock, approving the consent agenda, approving May 10th agenda, council minutes from April 12, 2023; library board minutes from April 12, 2023; golf board minutes from April 20, 2023; Tentative Approval of Liquor License Cobble Stone Bar Outside Sales Street Dance June 16th Pending Dram Reviewal; and Tentative Approval of Temporary Relocation Liquor License Producer's Coop. Second Jenness, all ayes, motion carried.

Kids Kampus, represented by Thor Klinker, came to council to outline a plan for expanding the daycare to double the footprint of the current building. The daycare currently can serve 40 children and with this proposed expansion they would be able to accommodate up to 25 more children. If given the green light to start construction, the estimated date of completion would be in September of 2023 with a budgeted cost of \$300,000.

Bruce Mosier with Prins Insurance discussed changes in the city's insurance premiums. Total insurance premiums for 2023 are increasing from what they were in 2022. Mosier broke down that the general liability, line backer, crime coverage, inland marine, umbrella, and property insurance have increased while the work comp insurance has a credit due to a previous claim dropping off.

Mike Warnke gave council an update on projects that city employees have been working on including getting the park ready for the summer, repainting and replacing rotted boards at the dugout at the ball diamond, spraying the ball diamond and volleyball court, more gravel has been added to the streets on the west side of town, Clean Up Days went well, 5 trees have been taken down at the park, Heritage Park will have to have some kind of barricade put up to deter people from driving through the property, and Sneakers Run has been cleaned up. City Attorney Bruce Green informed council that the property at 115 1st St SE is still in the city's name and is going to be going up for tax sale. This comes from when the building was sold to Michael Reese with Moving Mountains did not record the deed for the building. Green did mention that the city could record their own deed showing that the city no longer owns the building but further research is needed.

Motion Jenness open Public Hearing Plans and Specifications, Proposed Form of Contract, and Estimate of Cost for the Generation Addition for the City of Primghar, Iowa, and the Taking of Bids for Construction of Said Work. Second Honkomp, all ayes, motion carried. Public hearing opened at 5:38 pm. No comments were received written or oral. Motion Honkomp to close Public Hearing. Second Wittrock, all ayes, motion carried. Public Hearing closed at 5:38 pm. Motion Jenness Consider Resolution Approving Plans and Making Award of Contract for the Primghar Generation Addition without Stack. Second Wittrock, all ayes, motion carried.

Motion Wittrock open Public Hearing on authorization of a Loan and Disbursement Agreement and the issuance of Notes to the evidence of the obligation of the City thereunder. Second Jenness, all ayes, motion carried. Public hearing opened at 5:40 pm. No comments were received written or oral. Motion Honkomp to close Public Hearing. Second Jenness, all ayes, motion carried. Public Hearing closed at 5:40 pm. Motion Honkomp Consider Resolution instituting proceedings to take additional action. Second Jenness, all ayes, motion carried.

Motion Jenness Resolution Approving Street Closing Cobblestone Days. Second Honkomp, all ayes, motion carried. Motion Honkomp Resolution Ordering Construction of the Wastewater Treatment Plant and Fixing Date for Hearing Theron and Take Bids Therefore for June 21, 2023. Second Wittrock, all ayes, motion carried. Motion Jenness Resolution to approve Engagement letter Ahlers and Cooney Street Reconstruction Special Assessment. Second Honkomp, all ayes, motion carried. Motion Honkomp Preliminary Resolution for the Construction of Concrete Curb and Gutter, Concrete Pavement and Other Public Improvements in the City of Primghar, State of Iowa. Second Jenness, all ayes, motion carried.

Motion Honkomp Resolution Fixing Values of the Lots for the 2023 Street Construction. Second Jenness, all ayes, motion carried. Motion Jenness Resolution Adopting Preliminary Plat and Schedule, Estimate for the Cost and Proposed Plans and Specifications for the Construction of the 2023 Street Reconstruction. Second Wittrock, all ayes, motion carried. Motion Jenness Resolution of the Necessity (Proposed) for the 2023 Street Reconstruction. Second Honkomp, all ayes, motion carried.

Motion Jenness Resolution approving wage increase Jared Roos Distribution II. Second Wittrock, all ayes, motion carried. Motion Jenness Approve FY23-24 Law Enforcement Agreement. Second Wittrock, all ayes, motion carried.

Chicoine discussed with council that with the lagoon project coming up the rates for water, and sewer will see increases to further increase reserves to finance their respective projects. Sewer base rates could see a potential increase from \$31.50 to \$80 but this will depend on what bids for the lagoon project come in at. Council also discussed different options for employee health insurance and benefits. A workshop will be held at a later date with Dawn Butler with Sibley Insurance to discuss different options.

Clerk Chicoine gave updates on the Transmission Line and Generator projects the city has been working on. While discussing the transmission line, Chicoine informed council that she had informed the projects contractor that the City will not be paying for crop damage as a result of starting the transmission line project during planting season. Great Plains Power currently has the names of the surrounding farm land owners and will contact them if they plan to move forward. With the awarding of the Generator building bid the estimated completion of the project is late September to early October.

Motion Jenness approving the March and April finance Reports. Second Wittrock, all ayes, motion carried. Motion Jenness approving the May Claims and bills paid in vacation. Second Honkomp, all ayes, motion carried. For nuisance abatements, the ruling came back for the property at 140 1st St NE. The judge ruled that of the 4 violations that the property owner was cited for, they were in violation of 3. The City will also most likely be acquiring the abandoned property at 180 2nd St SW within the next 4 to 5 weeks. The property owner contacted Thor and let him know that the city could have it but they would like to get their stuff out first. Motion Honkomp to adjourn. Second Jenness, all ayes, motion carried. Meeting adjourned at 6:30 pm.

ATTEST: Sarah Rohwer, Deputy City Clerk

Kurt Edwards, Mayor