

Regular Session

August 9, 2023

The Primghar City Council met in regular session on August 9, 2023, at 5:00 PM in the council chambers with Mayor Kurt Edwards presiding. Council present – Steve Wittrock, Tim Honkomp, Ryan Jenness, Ken Miller, and Kevin Smith. Staff present – Carol Chicoine, Sarah Rohwer, Amber Mulder, and Mike Warnke. Motion Jenness, approving the consent agenda, approving August 9th Agenda; Council Minutes from July 12, 2023; Library Board Minutes from July 12, 2023; and Golf Course Minutes July 20, 2023. Second Wittrock, all ayes, motion carried.

Durning Citizens' Concerns, Dee VanderPol was in attendance to inquire about what is happening with Eugene Schiefen's properties. Clerk Chicoine informed VanderPol that Schiefen had received letters from Darren Baumgardner with Northwest Iowa Planning and Zoning and was supposed to come up with a reasonable timeline of anticipated completion for the delinquent properties. Schiefen was unable to come up with a reasonable timeline and as a result the city is looking for a lawyer that would be willing to go forth with the municipal infraction process. Dan Ginger was also in attendance to inquire about what the council could do about purchasing the natural gas utility. Council informed Ginger that while enough time had passed to hold another election, there are other projects coming down the pipe that are more of a priority but they will look in to what needs to happen to go through with attempting to purchase the natural gas utility in the future.

Mike Carr with DGR Engineering was also able to attend the council meeting to go over paperwork for the Wastewater Treatment Facility (WWTF) which included a notice to proceed and a change order. All the agreements for the WWTF have been signed and Carr has met with the contractor to go over cost-saving measures. A pre-construction conference will also be held on the 6th of September. Motion Jenness to approve Notice to Proceed. Second Wittrock, all ayes, motion carried. Motion Wittrock to approve Change Order Number 1. Second Miller, all ayes, motion carried.

Mike Warnke gave council an update on projects that the city staff has been working on including; hauling concrete to be crushed, working gravel roads, fixing the street lights that are out around the square, Visu-Sewer came to camera the sewer line at the Industrial Park and while they were here, they found an old manhole that had been paved over. Warnke has ordered a custom riser to lift the manhole cover up. Council also discussed what should be done with the old playground equipment once the new equipment comes in. Sandy Fritz, Archer's City Clerk, has contacted the city to see if Archer could have some of the old pieces of equipment.

City attorney Bruce Green was in attendance to discuss the leases for both Kids Kampus and farm land that the city leases. Green commented that with the Kids Kampus lease, because it is a 15 year lease with the option of a 10 year renewal, this will require a public hearing. Additionally, with the farm leases, the city can leave them as they are and they will automatically renew, or there is the option to cancel the leases and increase the rent. Motion Jenness to leave the farm leases the same and automatically renew. Second Honkomp, all ayes, motion carried.

When it came time to discuss rate increases for water, sewer, and electric rates council discussed what the financing options are for the Wastewater Treatment Facility. Council would like to borrow what can be through the State Revolving Fund (SRF) Loan Program and raise rates to build up reserves for the project. Motion Smith to approve the doubling of sewer rates and using no General Obligation Debt. Second Jenness, all ayes, motion carried. Motion Smith to follow the recommendation from Missouri River Energy Services to increase electric rates by .2%. Second Miller, all ayes, motion carried. Motion Jenness to implement a 2% rate increase for water. Second Wittrock, all ayes, motion carried.

Clerk Chicoine was able to inform council that Justin Christensen with DGR Engineering is in the process of putting information together to put the current street project out to bid. When the project is ready to be put out to bid will depend on if there are other streets that council wants to include in the bid packet. Motion Jenness Resolution Approving Setoff Memorandum of Understanding. Second Honkomp, all ayes, motion carried. Motion Wittrock Approve Landfill Agreement. Second Honkomp, all ayes, motion carried. Motion Smith Approving Jodi Schnell as temporary help for Primghar Golf and Country Club for the remainder of the golf season. Second Jenness, all ayes, motion carried. Motion Wittrock Approve PGCC Membership Referral Policy. Second Jenness, all ayes, motion carried. Motion Jenness Approval Purchase of Stump Grinder to be Shared with the City of Paullina. Second Honkomp, all ayes, motion carried. Motion Honkomp to approve bid received from DeJong & Sons, Inc to level the ash pile site at the city dump. Second Wittrock, all ayes, motion carried.

Discussion was had about when to hold citywide cleanup days. Council decided to hold Cleanup Days on the week of October 13th. Items can start being set out as soon as October 7th and the final day will be October 13th. The hazmat trailer from the landfill in Sheldon will also be contacted to come for one of the days during the week. Motion Jenness Approve the June and July Finance Reports. Second Miller, all ayes, motion carried. Motion Smith Resolution Approving Year End Transfers. Second Wittrock, all ayes, motion carried. Motion Smith approving the August Claims and Bills Paid in Vacation. Second Honkomp, all ayes, motion carried.

Chicoine gave an update on some of the current nuisance abatement cases that the city has. The owner of 460 3rd St NW has begun residing and is making progress. The property at 180 2nd St SW is not the city's, and there are a few other properties that the city will need to look at that have been brought up from various residents. Motion Honkomp to adjourn regular session. Second Miller, all ayes, motion carried. Meeting adjourned at 6:43 pm.

ATTEST: Sarah Rohwer, Deputy City Clerk

Kurt Edwards, Mayor