

**EDMORE VILLAGE COUNCIL
REGULAR MEETING
UNAPPROVED JOURNAL OF MINUTES
March 11, 2024**

1. **CALL TO ORDER:** The regular meeting of the Village of Edmore Council was called to order on Monday, March 11, 2024, at 7:00 p.m. by **President Gloria Burr**.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Members present – **Colburn, Griswold, Guild, McParland, Moore, Burr**. Also present: **Mark Borden** – Village Manager, **Shirley Drain** – Village Treasurer, **Kerri Peterson** – Village Clerk.
4. **APPROVAL OF THE AGENDA: Guild moved to approve the agenda. Supported by Moore. VOICE VOTE: ALL YES: MOTION PASSED 6-0.**
5. **PUBLIC COMMENTS:** None.
6. **DEPARTMENT REPORTS:**
 - A. **POLICE:** Two months of reports were received from the County. Notable events included: January 18th, a be-on-the-lookout was aired for a possible drunk driver traveling westbound on M-46. The reporting party advised dispatch that the car had stopped at Deja Road. The deputy assigned to Edmore went to intercept the vehicle before it reached Edmore. The driver, a 51-year-old female from Laingsburg, was found in her vehicle sitting along the roadside. The driver appeared intoxicated and failed roadside sobriety tests. The driver was arrested and lodged at the County Jail. She was charged with Operating While Impaired, second offense. The calls for service were exceptionally low for the month of March and were not noteworthy. There were 8 complaints lodged in February, also not noteworthy.
 - B. **FINANCE:** Managers report. Will be updated if something comes up.
 - C. **DDA:** Managers report. DDA and DPW will be included in the Manager’s Report ongoing.
 - D. **DPW:** Managers report.
 - E. **MANAGERS: Manager Daily Activities: Borden reported on Committees:** The Ordinance Committee met at the request of Mr. Scotlund Stivers, 315 S Fifth Street. Mr. Stivers has received multiple written notices and verbal notices over the years for his blighted property. Mr. Stivers is requesting a decision from the council or the committee which would allow him to fence in his property for the purpose of keeping the junk in his back yard from being viewed from the street or neighboring properties. Borden informed him he needed to remove the junk to be in compliance with our ordinance. Mr. Stivers was informed a fence would be a good start but that he would still be in violation because of all the junk and trash stored on his property. Borden informed Mr. Stivers at the Ordinance Committee meeting that he would get a legal opinion on this matter and is still awaiting the attorney’s opinion. There have been multiple attempts to serve 2 citations, one for junk and one for no current license and in disrepair vehicle, to 315 S Fifth Street, however the occupant would not answer the door. Borden called the owner and he asked for a fence. Discussion ensued among the board on what would happen if he was allowed a fence. They all agreed that was not the answer. The question arose as to what happens if/when that property goes to tax sale? The State has #1 option, County is #2 option, and Village is #3 option. Back taxes are around \$7000 owed. The owner has indicated he has no intention of trying to keep his property. We should decide if the Village wants to acquire that property for back taxes. Discussion took place on if we purchased it, how much it would cost to clean it up and probably tear down the house. If

nobody above takes the property, then it is open to public bidding. If an individual buys it, will we need to go through all this again to get it cleaned up? Need to continue our citations as planned until the tax sale happens. Discussion took place on the process of getting a house condemned. **Developments:** New home on S. 2nd Street is coming along. The sewer is scheduled for installation on 3-11-24. Andy will be present to inspect the installation. The Church of God met with Andy and Borden to discuss the possibility of a new addition that would take up most of their interior parking lot on the west side of the church. They are considering the construction of a multi-purpose building that would include a gym. No permit application has been submitted to date. **Code Enforcement:** A re-check was done on the most recent list of violations. Based on that evaluation and observation, Chief Keller was given 3 properties that have been in violation for quite some time and were in receipt of a letter or letters without any compliance efforts being made. Chief Keller was instructed by Borden to issue citations to those three. Keller responded by email that he would do so the week of 3-14-24. Once issued the citation, it goes to the County for fines. If the fine is not paid there can be a bench warrant served and they deal with the courts. On 3-8-2024 an email was received from our new attorney's office with the attorney's legal opinion on our enforcement officer. Anxious to meet with Chief Keller and Home Township. We also had an abandoned vehicle left when a resident moved. We had the vehicle towed from N. Third Street. The truck that remains was purchased by the new owner along with the house. **DPW Activities:** One snow event that required plowing since our last council meeting. With the warmer weather, the DPW has been able to start spring restoration in the right of way from damage caused by plowing. DPW discretion on picking up bags/brush early/more often. Budget adjustments can be made if needed. We had an employee have back surgery. He was off for a couple of days and then released to come back on light duty for two weeks. We took advantage of this and had him focus on those in-home inspections for our water line identification project. To date, all but 5 of the 98 locations have been inspected and identified. The DPW has an employee resign on March 1st. He is our most recent hire. He had an opportunity that was best for him and his family. There will be a formal exit interview with him before his last day on 3-15-24. The list of applications from the fall for the DPW has been reviewed and an applicant that did well on his first interview and was being carefully considered for employment when another was selected, was contacted. The previous applicant was still interested in the position and was interviewed on 3-6-2024. We had a good second interview and made a conditional job offer on 3-7-2024, pending the results from the background check and the drug screening. His name is Marcus Theisen. He has worked as spray technician for a large agricultural spray/fertilizing company for the last four years. **Master Plan:** The work on our Master Plan continues. Fleis and Vandenbrink have the plan nearing the completion stage. We will be holding a 90-minute required public hearing soon and then it will be presented to the council for review. **Wellhead Protection Plan:** Kelly Hon with MRWA has been here four or five times for a full day to work on the plan. June 1st is the deadline for the DWSRF Grant. We had our first team meeting here in person on 3-6-2024, with nine attendees for the meeting. F&V has completed their portion of the plan, and the plan should be completed by early April at the latest. **Granger:** Our 5-year agreement is in place with Granger. Spring clean-up will be Saturday, April 20, 2024. This will be in our Spring newsletter which will be mailed out before April 1st with the new water/sewer rates. **Generators:** On Wednesday, 3-7-2024, Point Broadband contacted Borden and informed him that they would be donating the building and the generator, located under our water tower, to the Village of Edmore. This is approximately

a \$20,000 donation. The generator has never been used and is brand new. Borden is still working on getting a formal proposal for the engineer to inspect at the DPW building for a generator. It is on hold currently. Borden wants to get two or three bids. Discussion ensued about contacting local companies and get bids.

- F. PRESIDENTS: Gloria Burr: None.**
7. **TREASURER'S REPORT: Shirley Drain**
- A. **TREASURER'S REPORT & COMMENTS: Drain:** Books are not closed. All ELF loans are current.
- B. **APPROVAL OF PAYMENT OF BILLS: Motion by Griswold to pay the bills. Supported by Colburn. ROLL CALL VOTE: YES: Colburn, Griswold, Guild, McParland, Moore, Burr. MOTION PASSED 6-0.**
8. **COMMITTEE REPORTS: None.**
9. **APPROVAL OF MINUTES:**
- A. **REGULAR COUNCIL MEETING FEBRUARY 12, 2024: Motion by Guild to accept the February 12, 2024, minutes. Supported by Griswold. VOICE VOTE: ALL YES: MOTION PASSED 6-0.**
- B. **SPECIAL COUNCIL MEETING FEBRUARY 28, 2024: Motion by Colburn to accept the minutes from February 28, 2024. Supported by Guild. VOICE VOTE: ALL YES: MOTION PASSED 6-0.**
10. **NEW BUSINESS**
- A. **COUNCIL VACANCY:** Cristina Pierce attended the meeting interested in the open Council seat. **Motion by Guild to appoint Cristina Pierce to the Village Council as trustee to replace Jerry Rasmussen until November 2024 elections. Seconded by Colburn. ROLL CALL VOTE: YES: Colburn, Griswold, Guild, McParland, Moore, Burr. MOTION PASSED 6-0.**
- B. **DISCUSSION/REVIEW OF PROPOSALS FOR DOWNTOWN TREES AND PLANTER POTS:** The DDA has met a couple times, with no quorum, and discussed the trees downtown as well as the planter pots. With no quorum, no action was taken. It was decided to get prices for plants/flowers in the pots as well as an opinion about our trees. Ed Higbee, Higbee Landscaping in Six Lakes, came and looked at the trees and the planter pots. He recommended Lucas Drews, an Arborist, from Woodland Tree Services for an evaluation of our downtown trees. Lucas was here on March 1st and he met with Andy and Borden. We have pricing from both Higbee Landscaping and Woodland Tree Services. A sample of a dwarf upright evergreen at 3–4-foot tree was brought in for a sample to go in the center of the pots with flowers in spring and fall/winter around them. They live 5-10 years. There are 11 pots and if they can be left out all winter that would be ideal. If the DPW can keep the sidewalks clean we would leave them out all year. DDA needs to meet and vote ASAP. It was asked if DDA could vote legally at a ZOOM meeting. Need new people on the DDA that are available and will show up for the meetings. The arborist recommended, if we want to replace the trees, to replace them with Crimson Sentry Maple. Woodland Tree Services think our existing trees are trimmable. The board agrees that corrective pruning needs to be done.
- C. **CHRISTMAS DECORATIONS:** We received next year's contract for Christmas decorations. The company has wrapped poles also. The council thinks each pole would look nice wrapped and with a decoration or at least every other pole. Last year's price was \$62 each x 36 poles = \$2232. This year's proposal for the 2024 holiday season is 36 lighted decorations @ \$63 each = \$2268. We currently do every other pole. The council asked Borden to get a price for a wrap and a decoration for each of the 36 poles. We can put it in the budget next year for every pole. We are trying to make our downtown look nice.
- D. **ADOPT BUDGET RESOLUTION: PRIVATE LIFT STATIONS DISCUSSION:** We have two of these lift stations. One is at 410 S. Maple Street and the other is on Industrial Drive at Campbells.

They own the lift stations, and the Village maintains them. We would like to turn them over to the property owners. One of them is 50 years old and Borden doesn't want to give it to the homeowner without fixing it. The one at Campbells is about 15 years old. Discussion took place on replacing the lift station. It would cost \$1500 to replace the one on Maple. There are three others in town that the homeowners maintain them. We need to maintain them all or none. The property owner on Maple bought the property in good faith that it was city water/sewer. Legally we can turn it over to the homeowner. The right thing to do would be to replace the pump first. The pump needs replaced one way or another. If he takes ownership of the pump, he still has to pay water/sewer bill. Borden spoke to the homeowner on Maple and he informed Borden he would not be able to afford to maintain the lift. We have an agreement that we will service it if they gave us an easement. The Village has always maintained that lift. Borden suggests putting a new pump in and put in place if the property ever changes hands, the new property owner is informed they are responsible for the lift station. The same with Campbells. The board agrees they both should be grandfathered in.

- E. WATER/SEWER SERVICE TO THE OLD HOSPITAL PROPERTY, HOME TOWNSHIP OFFICE, EDMORE FAMILY DENTISTRY:** There is a new buyer for the hospital, so it is changing hands and we can give the responsibility of the lift station to them. The question is now about Home Township and Dr. Kinser's office and whether they had any written agreements with the Village for us to provide water and sewer services for them. Things we do know: The lift station is 60 years old as well as the water and sewer lines. The lift station pumps and controls are all original equipment. There are only two customers currently serviced by the lift station. Our annual revenue from those two customers is \$3200 total. (\$1600 each). The estimated cost of replacing the pumps and controls for the lift station is \$40,000. The life expectancy for water/sewer lines can be as low as 70 years. The cost of a new water main is \$150/ft to \$200/ft. Replacing that line would be \$400,000. We have many options moving forward. Borden proposed a solution. We have the opportunity with the new buyer of the hospital property. We can tell them well and septic. They are already negotiating on the property for that with that in mind. One option would be special assessment for those three properties to get that lift station up to snuff. That's \$40,000. They are not going to want to do that. I would like to get all of them on well and septic. The new property buyer we can just tell them we don't have water and sewer. But the two existing properties, which we don't know are connected legally to the hospital water/sewer whenever those were built. They don't have an agreement; we don't have records. We've been taking care of it for a long time. We will make \$3200 a year for water/sewer payments from those two customers. Borden suggested we figure out a way to loan them the money for well and septic, each location, set the payment to match their current water/sewer payments. That would be about 10 or 11 years of a loan and they have well and septic. At that point their double payments end. They then just start making well and septic payments. The question is would they accept our loan. Discussion ensued starting with, the dentist built his office there knowing there was city water/sewer. We pay for the electricity to run those pumps. We've got two customers on it. What if the golf course was sold and someone wanted to build a house or two out there and wanted city water/sewer? There are going to be three customers. Car dealer, Home Township, and the Edmore Family Dentistry. Discussion took place on the if the water and sewer were still hooked up at the hospital. The water was capped, and the sewer might be. Is it worth having a discussion with them? Is it opening a big can of worms? Is there a downside to eliminating the city water/sewer to the west of town. Borden is concerned because there is nobody who

knows if we legally own them. Those utilities are not on any of our utility maps. The approximate cost of 2 drain fields and 2 wells would be about \$40,000 to install. We need to let them know that we have to shut the drain down because it's old and the money it takes to upkeep it at this point is more than we can afford or want to put into it outside of town, but we're offering you a chance to get an Economic Development Loan to do this and the payment will be this much that you're paying now. If we spend the \$40,000 to fix the lift station, we're not going to get that back. If we spend the \$40,000 to loan them the money for well and septic, we'll get that back. It would be worth talking to them about it at least. There was resistance saying, they don't think we should charge the property owners for it. We are going to tell them they need to put in a well and septic and we're going to loan you the money to do it. If we're going to shut their water and sewer off, I would think we would have to pay for their well and septic. If we paid for the well and septic's, it's going to be about the same as it's going to be to fix the lift station. There wouldn't be maintenance out there either if we got rid of it. There would no longer be city sewer/water to the west of town. They would be abandoned in place. The new place at the hospital will do their own. It was asked for Borden to make a proposal to the Township to put in a well and drain field at Village cost, and get a quote to put one in. The sale of the hospital property is closing on March 20th. New owners put in their own. Dr. Kinser understood the situation. We need to talk to them and offer them the loan. We could do an interest-free loan.

11. **PUBLIC COMMENTS:** Cristina asked about an ice cream truck. Borden stated we have peddlers fees for \$40 from the 1930s. There is nothing that prohibits it. Borden will look into it.
12. **COUNCIL COMMENTS:** None.
13. **ADJOURNMENT: Motion by Moore to adjourn. Supported by McParland. VOICE VOTE: ALL YES: MOTION PASSED 6-0.**
President Burr adjourned the meeting at 8:45 p.m.

Village President

Village Clerk

Approved for Publication

NEXT MEETING: April 09, 2024