

**Casey City Council
Casey Library
November 6, 2017
Regular Meeting**

The regular meeting of the Casey City Council was held Monday November 6, 2017 at 7:00 p.m. Present were Mayor Barry Chalfant, Council members Bret Wedemeyer, Nick Lindberg, Stacy Wagner, Robb Sneller and Travis Peterson. Also present was City Clerk Michelle King and Public Works Director Ben Stouffer.

Mayor Chalfant called the meeting into order. All stood for Pledge of Allegiance.

A Motion to approve the agenda was made by Lindberg and second by Peterson. All ayes. Carried.

A motion to approve the consent agenda with which included the minutes from the October 2, 2017 regular meeting, special meeting October 23, 2017 and the bill listing was made by Sneller and seconded by Lindberg. All ayes. Carried.

List of bills presented are as follows:

**BILLS NEEDING APPROVAL FOR NOV 6,
2017 COUNCIL MEETING**

VENDOR	FOR	
ADAIR AUTO PARTS	VEHICLE MAINT	\$ 231.77
ADAIR COUNTY LANDFILL	LANDFILL	\$ 1,491.00
ADAIR NEWS	PUBLICATION	\$ 408.14
AGSOURCE	TESTING	\$ 805.50
ALLIANT	UTILITIES	\$ 2,551.73
BEN STOUFFER	MILEAGE RMBSMT	\$ 88.56
BROWN SUPPY	EQUIPMENT REPAIR	\$ 248.77
CANON	EQUIPMENT	\$ 111.99
CASEY TELEPHONE	UTILITIES	\$ 288.76
CENTRAL IOWA READY MIX	GORUND MAINT	\$ 566.32
DATA TECH	SOFTWARE / TRAINING	\$ 2,539.43
DEARBORN	PREMIUM	\$ 126.30
EFTPS	FICA	\$ 2,011.90
EXCHANGE STATE BANK	LOAN PAYMENT	\$ 1,640.55
FAYE EDGINGTON	LABOR	\$ 105.50
GARY GARNER	EQUIPMENT	\$ 1,950.00

GUTHRIE CO REC	UTILITIES	\$ 500.94
HACH	CHEMICALS	\$ 125.61
HORIZON	EQUIPMENT REPAIR	\$ 1,728.73
IOWA ONE CALL	ONE CALL	\$ 24.30
IOWA RURAL WATER ASSOC	MEMBERSHIP DUES	\$ 225.00
IPERS	IPERS	\$ 1,508.20
JACOBSENS	EQUIPMENT REPAIR	\$ 37.20
LELAND ACKER	GROUND MAINT	\$ 80.00
MICHELLE KING	MILEAGE RMBSMT	\$ 145.80
MIDWEST OFFICE TECHNOLOGY	OFFICE SUPPLIES	\$ 77.10
MUNICIPAL SUPPLY	EQUIPMENT REPAIR	\$ 539.75
NADINE BENDER	CLEANING	\$ 10.00
PAYROLL	PAYROLL	\$ 7,874.32
PETTY CASH	MISC	\$ 10.43
ROLLING HILLS-VISA	MISC	\$ 382.21
SCHILDBERG CONSTRUCTION	GORUND MAINT	\$ 1,096.79
STEWART LAW & MEDIATION	LEGAL FEES	\$ 1,582.50
STUART TRUE VALUE	GROUND MAINT	\$ 55.98
SUNDS FENCING	GROUND MAINT	\$14,500.00
SVPA	PROFESSIONAL SERVICES	\$33,482.57
THIELE GEOTECH INC	GORUND MAINT	\$ 3,400.00
UMB - VISA	SUPPLIES	\$ 726.34
WALLACE AUTO SUPPLY	VEHICLE MAINT	\$ 93.49
WELLMARK	INSURANCE	\$ 3,400.53
WEX	VEHICLE MAINT	\$ 86.09
WILD BAXTER AND SAND	LEGAL FEES	\$ 356.49

\$ 87,216.59

Stouffer stated that he received one bid for the removal of a tree at Rutt Park, but is still waiting for a 2nd bid. Will address at December council meeting.

Stouffer stated he feels we need to hire out the seal coating. He as contacted Blacktop Services, they looked at the streets and put them in a priority list. This is something that will be discussed during the budget session. Snow plow was purchased and is getting installed on the City truck, next week. Repairs were made to the City back hoe steering went out. Will need to start planning for a new mower for next session. Stouffer will work on getting some quotes for pricing of new mowers.

Vias was out and worked on well, the check valve is on order to repair until then the well is down. Vias will also acidize and clean 3rd well. Water tower controls still are not done yet.

Should be in next week or two. Currently the controls have to be controlled manually until the new ones are installed. A large leak was repaired near 203 W 1st and a lead service line in front of the Café was repaired today.

Stouffer stated he has been very busy with locates, with the Alliant project in town.

King provided a clerk's report on paper. The Annual Financial Report has been published and filed with the State as required by law. King will be taking vacation the week of Dec 25th. Will return on January 2nd. The office will be closed that week, due to slow time in the office and 3 days are Holidays and the office would already be closed.

King requested to attend Budget Training in Atlantic on November 14th. Discussion was held requiring if travel time and mileage would be paid for while attending training.

A motion by Sneller and second by Lindberg to not pay for travel time and mileage unless training is required, the council will decided on a case by case basis. All ayes. Carried.

Discussion was held on what determines if training is required or not. If it pertains to the job, the council will review as request are made for training. Such required training would be such as training held by Data Tech, as it is the software the City uses in the Clerks office.

A motion by Wagner and second by Wedemeyer to approve King to attend Budget meeting in Atlantic on November 14th and also pay for mileage and travel time. All ayes. Carried.

Mayor Chalfant had nothing to report.

Nuisance properties were discussed.

A motion by Wedemeyer and second by Peterson to send a nice letter to owner of 204 W 3rd street to remove the nuisance by December 4th meeting. All ayes. Carried.

A motion by Lindberg and seconded by Wagner to grant an extension on 200 W Grant Street until next council meeting on December 4, 2017. All ayes. Carried.

A motion by Sneller and seconded by Lindberg to grant an extension on 113 E Logan until next council meeting on December 4, 2017. All ayes. Carried.

A motion by Lindberg and second by Wagner to post a second notice on the property located at 705 Russell Street, as well as send a certified letter requesting the nuisance be removed by the December 4, 2017 meeting. All ayes. Carried.

A motion by Peterson and second by Wagner to grant an extension on 704 Wallace until the December 4, 2017 meeting. All ayes. Carried.

Additional properties were discussed.

A motion by Sneller and second by Lindberg to send a letter requesting the nuisance be removed at 1105 Wallace Street, by the December 4, 2017 meeting. All ayes. Carried.

A motion by Sneller and second by Wagner to send two letters to the owners of 1100 Wallace, 1 requested nuisance be removed by December 4, 2017 meeting; and second letter advising Pitbull's are not allowed in City limits. All ayes. Carried.

Josh with SVPA was present and provide an updated cost estimate of the City hall/Community building project. The estimated cost is over the 1 million dollar budget. Several items were discussed that could possibly change the estimated cost. The storm sewer that was uncovered during the demo of the building on the site will add cost to the project. Possible alternates were discussed to help get the cost closer to budget. The council is tasked with deciding how to proceed with the project. The council will review and advise SVPA of their decision in the next couple of weeks. Borrowing funds were discussed, as well as reducing the size of the building.

SVPA submitted a construction document A201-2017 – General conditions of the contract for construction. King has sent it to City Attorney Stewart as well as Insurance Agent Schnobrich for review. Once King gets their feedback she will present to council for approval.

Mayor Chalfant stated that Clint Fichter has emailed his proposals and contract for services for the council to review. Lindberg shared a memo of an opinion he wrote after he contacted Fichter's references and other Cities he currently works with. Discussion was held about the length of the contract, and if there was a need to be locked in to the contract for 3 years.

King advised she received bids for Capital Improvement plan and Comprehensive plan from Region XII, total cost for the two would be \$4750.00. And a bid from ISG for a Capital Improvement plan with or without a pavement management plan ranging from \$7500.00 to \$13,000.00.

The cost for legal services with Clint Fichter is \$85.00 per hour, current rate with Laurie Stewart is \$150.00 per hour.

A motion by Sneller and second by Wedemeyer to hire Clint Fichter as City Attorney and terminate Laurie Stewart with Stewart Law and Christine Sands with Wild Baxter and Sands effective December 1, 2017. Ayes Sneller, Wedemeyer and Wagner. Nays Lindberg and Peterson.

Discussion was held regarding current City Code section 3-3-35 which references Truck/Vehicle limited parking. The code states Trucks or vehicles licensed for five tons or more shall not be parked on public streets or in the public right of way. The City continues to receive complaints and concerns about truck parking.

A motion by Lindberg and second by Wedemeyer to change the ordinance to say "No overnight or extended time parking of trucks over 5 tons". All ayes. Carried.

King will work on preparing a draft of an ordinance to make said changes, for the November meeting.

A draft easement was presented, that was prepared by Attorney Sands, between the City and Ilah Rumble, the land owner of where the City wells are located.

A motion by Wagner and second by Wedemeyer to approve the draft well easement presented and have Ben Stouffer review with Brian Rumble, son of owner, before having Ilah Rumble review for approval. All ayes. Carried.

A motion by Wagner and second by Wedemeyer to authorize the mayor to sign the NIMS FFY 2018 Statement of compliance. All ayes. Carried.

It was requested by Jan Lundy to consider to display IN GOD WE TRUST in the council chambers. She is requesting this by every City and County in the state of Iowa. After brief discussion, the council decided to take no action at this time.

King addressed the council and stated she has reviewed the minutes from January 2004 to current regarding City properties that mention in the minutes about selling, vacating and/or transferring to new owners. King stated that not all transfers have been done. King was able to clear a few properties up and complete the recording of the transfers, however there are four properties left that are still in the Cities name. One of which King continues to work on getting the deed filed correctly and transferred. King has passed the four in question to Laurie Stewart for her to review to see what needs to be done to complete the transfers. Stewart requested the council confirm they would like her to work on this project. Council stated to have Stewart continue to work on this to see what needs to be done to complete the transfers.

At 9:10 p.m. a motion by Peterson and second by Wedemeyer to adjourn. All ayes. Carried.

Barry Chalfant-Mayor

ATTEST:

Michelle King- City Clerk

OCT 2017 BALANCE SUMMARIES

EXPENSES

FUND	MONTH TO DATE EXPENSES	YEAR TO DATE EXPENSES
GENERAL	14,535.65	92,238.73
ROAD USE	2,239.31	10,093.87
EMPLOYEE BENEFIT	6,039.40	15,292.28
EMERGENCY	0.00	0.00
LOCAL OPTION SALES TAX	0.00	0.00
DEBT SERVICE	0.00	0.00
2015 CITY HALL	50,385.09	65,619.61
WATER	14,308.18	48,917.00
SEWER	6,284.51	50,626.05
TOTAL	93,792.14	282,787.54

REVENUES

FUND	MONTH TO DATE REVENUES	YEAR TO DATE REVENUES
GENERAL	40,361.81	66,698.97
ROAD USE	3,150.39	17,598.09
EMPLOYEE BENEFIT	25,007.84	29,474.05
EMERGENCY	960.21	1,140.55
LOCAL OPTION SALES TAX	2,413.80	9,479.44
DEBT SERVICE	7,757.27	9,219.58
2015 CITY HALL	16,383.60	16,383.60
WATER	10,733.74	41,595.05
SEWER	10,330.95	38,060.09
TOTAL	117,099.61	229,649.42