

**Casey City Council
Casey Library
May 2, 2016
Regular Meeting**

The regular meeting of the Casey City Council was held Monday May 2, 2016 at 7:00 p.m. Present were Mayor Barry Chalfant, Council members Robb Sneller, Bret Wedemeyer, Nick Lindberg, Travis Peterson and Stacy Wagner. Also present was City Attorney Laurie Stewart, City Clerk, Michelle King and Public Works Director Ben Stouffer.

Mayor Chalfant called the meeting into order.

A Motion to approve the agenda as posted and presented by Wedemeyer and second by Lindberg. All ayes. Carried.

A motion to approve the consent agenda, which included the minutes from the April 4, 2016 regular meeting, Cigarette/Tobacco permit 2016-01 for Kum and Go, 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 MAY 2, 2016 COUNCIL MEETING		
VENDOR	FOR	AMOUNT
ADAIR CO LANDFILL	LANDFILL	\$ 2,388.00
ADAIR LUMBER	BUILDING MAINT	\$ 221.80
ADAIR NEWS	PUBLICATIONS	\$ 419.62
AGSOURCE	TESTING	\$ 497.20
ALLIANT	UTILITIES	\$ 5,816.95
CWT FIRE	GRANT PROCEEDS	\$ 9,500.00
DEARBORN	INURANCE PREMIUM	\$ 126.30
EMC	PREMIUM	\$ 23.00
EXCHANGE STATE BANK	LOAN PAYMENT	\$ 1,558.51
GUTHRIE CO REC	UTILITIES - ELECTRIC	\$ 403.84
IAMU	YEARLY DUES	\$ 457.25
JACOBSEN	GROUND MAINT	\$ 252.46
KINGERY SIGN	BUILDING MAINT	\$ 240.00
LIBERTY MUTUAL	WORK COMP	\$ 6,815.00
LINDEMAN TRACTOR	EQUIPMENT REPAIR	\$ 1,386.75
MAYNES LAW OFFICE	LEGAL FEES	\$ 187.50

MENARDS	EQUIPMENT	\$ 841.95
MICHELLE KING	REIMBURSEMENT	\$ 294.14
MIDWEST OFFICE TECHNOLGY	OFFICE SUPPLIES	\$ 192.00
MUNICIPAL SUPPLY INC	EQUIPMENT	\$ 1,033.00
NICK STANDLEY	DEPOSIT REFUND	\$ 109.00
PAYROLL	PAYROLL	\$ 7,263.05
REGION XII	CODE BOOK	\$ 875.00
RICK HAYS	SEWER TESTING	\$ 400.00
RYAN CLINE	MILEAGE RMBSMT	\$ 13.79
SJE RHOMBUS	EQUIPMENT	\$ 5,603.00
STUART APPLIANCE	BUILDING MAINT	\$ 163.20
USA BLUE BOOK	EQUIPMENT	\$ 743.47
VISA-ROLLING HILLS	POSTAGE	\$ 84.32
WELLMARK	INSURANCE	\$ 2,763.45
		\$ 50,673.55

Stouffer provided and update for public works. Auto dialer has been installed at the water plant, they puts us in compliance with the DNR. Will work on installing new meters at the Fire station and the County shed in the next month. Spring Cleanup was held and has been completed. There were people that still need to be billed for additional charged, working with King to get them sent out. Stouffer provided the council with a bid for asphalt work, he will continue to attempt to get more than one bid and discuss at next council meeting. A truck and been found, and is in the process of being purchased. A 2005 Chevy from Exira Auto sales, will be purchased for \$11,000.00 in the next week.

Stouffer advised that the John Deer 4020 tractor has broken down and the estimate to get it running again is approximately \$5,000.00. That is to get it running, there still additional work that needs to be done on it to continue to use. Stouffer request to put the JD4020 up for sealed bids and all the attachments and purchase a back hoe. A back hoe would be more beneficial and would allow them to do more work themselves, instead of having to hire it out as they do now.

After additional discussion a motion by Sneller and second by Wedemeyer to put tractor and attachment up for sealed bids, and to be opened at the June regular council meeting. All ayes, Carried.

King and Stouffer will work together to have published in the local newspapers, and online.

A motion by Sneller and second by Wedemeyer to look for a backhoe and purchase as long as it is with in the budget. All ayes. Carried

Rick Hays was not present to provide a sewer report. King reported that pumping is still up due to all the rain.

King provided a clerks report on paper. King will be taking some personal time off May 13th, for the afternoon, and May 25th for the morning. King reported that all financials have been entered into the software system, and balanced, for the time period July 2012 to current. July 2012 was the starting point the auditors were able to provide, and suggested to start at that point to rebuild, since the records were lost in the fire. King stated this task was a much larger task then she anticipated, but is please to state the task is now complete.

Mayor Chalfant reported he attended that 3rd part of MLA training last month.

A motion to hold a public hearing for Thursday May 19th at 7pm for the Budget Amendment, was made by Wedemeyer and second by Lindberg. All ayes. Carried.

Newly hired City Attorney Laurie Stewart introduced herself to the Council and the public.

A motion by Wedemeyer and second by Lindberg to approve the service contract between the City of Casey and Stewart Law and Mediation, as well as to authorize the Mayor to sign. All ayes. Carried.

Discussion was held regarding Pit bull ordinance. There was discussion in great detail for and against allowing pit bull in the City, as well as various options and requirements that could be implemented if pit bulls were to be allowed in town.

A motion by Sneller and second by Wagner to reinstate the ban on pit bulls, and to not allow them to be in City limits. Ayes- Sneller, Wedemeyer and Wagner. Nays – Peterson and Lindberg. Carried.

Discussion on the City Code book, and discussion of changing the wording on who can operate ATV's, vehicle parking over five tons, and the change to reflect the ban on pit bulls.

A motion to adopt the second reading of the ordinance 2016-01, for adoption of the City code book was made by Wedemeyer and second by Lindberg. All ayes. Carried.

A motion to waive the 3rd reading of Ordinance 2016-01 for adoption of the City code book was made by Wedemeyer and second by Sneller. All ayes. Carried.

A motion to adopt the ordinance 2016-01, Adoption of the City Code book was made by Wedemeyer and second by Lindberg. All ayes. Carried.

Chris Whitaker with Region XII will make the changes requested by the council and get final copies printed and provided to the City.

Chris will send King the proposal for updating the Planning and Zoning ordinance, and producing a Zoning map. King will provide that information to the council to review at the May 19th special meeting.

Discussion on Building permit 2015-06, Duane Nelson. There is an issue between the neighbors that is a civil matter not a city issue. The discrepancy of where the lot line is, and the placement of the neighbors fence is a matter to be handled between the owners, not the City.

Discussion on Building permit 2015-03 Connie Emgarten. Emgarten intends to put up a fence and a shed that were approved in 2015. Emgarten would also like to put up a garage and access thru City property, which will require another building permit. Emgarten will be asked to attend the May 19th meeting and address the council of here plans.

A motion to approve the renewal for the next year of Wellmark Health Insurance, showing an increase of premium of approximately six percent, was made by Lindberg and second by Peterson. All ayes. Carried.

King explained to the council that she had been working with Alliant, to get rebates for the energy efficiency of the new City hall / Community Building. The request was done with the building designs that went out to bid last fall. King has not returned the information to Alliant accepting the rebate, because the bids came in too high and a decision to start construction has not been made yet. Alliant requested that City consider to go ahead and accept the rebate agreement and extend the completion date out, and once final decision are made King will work with Alliant to get figures updated. Once that is done if any additional approval by council is needed, King will request it at that time. A motion to accept the Alliant rebate and extend out the completion date was made by Sneller and second by Wagner. All ayes. Carried.

A notice will be placed in the next City flyer asking for any interested parties contact City hall if there are interested in Cleaning the Visitor Center.

A motion by Wedemeyer and second by Lindberg to approve the Fire department roster as presented. All ayes. Carried.

Lindberg provided an update on the City Web Site that is his currently constructing. Lindberg provided a pricing list for the various web plans.

A motion to go with the unlimited plan, \$12.92 a month, package for the Website was made by Sneller and second by Wedemeyer. All ayes. Carried.

King addressed the council regarding the need to create and have a Capital project plan. King will reach out to a contact given by the Iowa League of Cities of someone

that maybe hired to assist the city. King will provide more information at the May 19th meeting.

Discussion was held on the New City Hall / Community Building. Peterson has talked with several architects, and he has reviewed the entire bid packet that went out to bid last fall. Peterson provide many square footage comparisons between the building that went out for bid last fall and the drawing's the Sinclair provided in January, as possible options to get the building more affordable. Those drawings were a two story building reduce by the original design size by about twenty-seven percent. With the reduced building design there were still additional decisions to be made, such as building materials.

Peterson provided a bid from Big Creek Design Group, for professional services for the new building. Total design fees of \$59,500.00. This proposal is with the assumption that that additional land to the west, would be acquired and a one story building be built.

Item has been tabled until the May 19th meeting, so additional information can be obtained. King will confirm with EMC insurance if the City hires a new architect or engineer if it will be covered under the insurance claim. A letter from EMC in February indicated that no duplicate charges will be paid. King will clarify with insurance adjustor and provide the answer at the May 19th meeting.

Discussion was held about lowering the weight limit of the West Thomas Street Bridge. King previously provided the council of the latest bridge inspection report done in May of 2015, at which time the current weight limit was not recommended to be reduced. Stouffer will review the bridge report and make sure all required signage is posted.

Nuisance properties were address. King will provide Stewart updated photos of the following properties so that additional action can be done as needed; 104 E grant, 1103 Wallace, 1100 Wallace, 311 E Grant, 105 W 3rd.

A motion by Lindberg and second by Peters to give authority for Stewart and King to work together to take additional action on nuisance properties. All ayes. Carried.

At 9:50 pm a motion by Lindberg and second by Wedemeyer to go into closed session per Iowa code 21.5(1)(c) regarding possible litigation. Roll call vote. Ayes- Sneller, Wedemeyer, Lindberg, Peterson, Wagner. Nays- None. Carried

At 10:26 pm a motion to go out of closed session was made by Lindberg and second by Wedemeyer. All ayes. Carried.

King addressed the public and the Council regarding a rumor that apparently has been going around that King was leaving the City to go work for Stuart. King advised she was not aware, nor did she apply for any job for the City of Stuart, and to her knowledge she was not leaving her current position as Casey City Clerk. King felt that multiple people have asked her if the above was true, so she felt it was necessary to clarify.

A motion by Lindberg and second by Wedemeyer to give Stewart and King authority to work together on the pending federal case.

At 10:45 p.m. a motion by Wedemeyer and second by Peterson to adjourn. All ayes. Carried.

Barry Chalfant-Mayor

ATTEST:

Michelle King- City Clerk

APRIL 2016 BALANCE SUMMARIES

	EXPENSES	
FUND	MONTH TO DATE EXPENSES	YEAR TO DATE EXPENSES
GENERAL	23,224.33	196,579.78
ROAD USE	5,086.36	52,978.36
EMPLOYEE BENEFIT	2,624.55	61,912.82
EMERGENCY	0.00	20,180.32
LOCAL OPTION		
SALES TAX	0.00	79,273.68
DEBT SERVICE	59,370.79	79,370.79
2015 CITY HALL	0.00	123,841.64
WATER	12,495.96	89,630.66
SEWER	13,336.07	75,354.08
TOTAL	116,138.06	779,122.13

REVENUES

FUND	MONTH TO DATE REVENUES	YEAR TO DATE REVENUES
GENERAL	65,087.95	420,524.19
ROAD USE	2,695.36	38,331.14
EMPLOYEE BENEFIT	18,007.89	44,216.75
EMERGENCY	945.24	2,403.88
LOCAL OPTION		
SALES TAX	0.00	26,050.89
DEBT SERVICE	71,264.28	83,327.89
2015 CITY HALL	0.00	146,396.44
WATER	9,489.14	96,691.03
SEWER	8,509.74	83,226.35
TOTAL	175,999.60	941,168.56