

REGULAR MEETING OF CASEY CITY COUNCIL

NOVEMBER 4, 2019

CASEY COMMUNITY BUILDING

Mayor Barry Chalfant called the meeting to order at 7:05 p.m. Council members Richter, Peterson, Lindberg, Wedemeyer and Wagner were present. City Clerk Douglas, Public Works Director Welker, and Attorney Fichter were also present.

All stood for the Pledge of Allegiance.

Richter clarified item #15 on the agenda was a partial repayment of \$200,000 of a \$400,000 loan for the community center. Moved by Richter, seconded by Wedemeyer, then to approve the consent agenda. All voted aye. Motion carried.

Bills:

JACOBSEN'S INC.	MISC SUPPLIES	117.17
ADAIR CO LANDFILL	OCTOBER PAYMENT	771.75
TREASURER ST. OF IOWA	3rd QUARTER WET TAX	1,712.00
IA WORKFORCE	UNEMPLOYMENT	305.35
IPERS	IPERS	1,598.09
AGRI DRAIN	36 RAT GUARD"	98.81
CASEY TELEPHONE	TELEPHONE SERVICE	266.70
LEAGUE OF IOWA CITIES	BUDGET WORKSHOP	50.00
ADAIR NEWS	PUBLISHING COSTS	800.51
ADAIR AUTO PART	SHOP SUPPLIES	19.76
ACCO	LIQUID CHLORINATING	302.80
ROLLING HILLS BANK	LOAN PAYMENT	200,000.00
IMFOA	IMFOA REGISTRATION	40.00
IOWA ONE CALL	LOCATES	27.00
WESTRUM LEAK	LEAK DETECTION	650.00
BARCO	SIGN POSTS	625.20
WALLACE AUTO SUPPLY	SOCKET SET, TOWELS, BELT	135.83
LELAND ACKER	OCTOBER CLEANING	20.00
AGSOURCE LABORATORIES	TESTING	831.50
DEARBORN NATIONAL	QUARTERLY PREMIUM	252.60
FAYE EDGINGTON	OCTOBER OFFICE HELP	468.89
MIDWEST OFFICE TECH	COPIES	71.61
WELLMARK HEALTH INS	NOVEMBER INS PREMIUM	4,221.81
ALLIANT ENERGY	OCTOBER UTILITY BILL	3,127.25
PETTY CASH	LIBRARY PETTY CASH	22.72
DELUXE	RECEIPT BOOKS	493.19
GUTHRIE CO TREASURE	PROPERTY TAXES	991.00

EFTPS - 941 FICA	FED/FICA TAX	2,032.98
ROLLING HILLS VISA	POSTAGE	127.59
BEN STOUFFER	NOVEMBER SEWER TESTING	300.00
CANON FINANCIAL SERVICE	CONTRACT CHARGE	111.99
IOWA CHILD SUPPORT	CHILD SUPPORT	276.92
FICHTER MUNICIPAL		
SERVICE	LEGAL SERVICES	2,466.50
AMAZON.COM	BOOKS,DVD	323.27
GUS AUTOMOTIVE LLC	1991 FORD TRUCK REPAIR	1,806.66
GUTHRIE CO REC	UTILITIES	374.28
JANON DOUGLAS	VOICE RECORDER, BATTERIES	60.43
V & K	SANITARY SEWER STUDY	2,850.70
DIANE MERICAL	CLEANING	712.50
GWORKS	ANNUAL LICENSE,SUPPORT	2,593.32
SOUTHWEST IOWA PEST	PEST CONTROL-CITY HALL	159.00
SWANK MOTION PICTURES	COPYRIGHT COMPLIANCE	361.00
IMPERIAL RELIANCE LLC	OCTOBER FUEL	348.14
LINDA BETSINGER MCCANN	2 BOOKS	40.00
DMACC	TRAINING	500.00
DEPOSIT REFUNDS	REFUND DATE 11/04/2019	150.00
	CLAIMS TOTAL	233,616.82

	EXPENSES	REVENUE
GENERAL FUND	11,570.54	52,103.08
LIBRARY FUND	1,314.30	4,492.56
ROAD USE FUND	2,885.63	4,555.68
EMPLOYEE BENEFIT FUND	2,877.75	15,913.43
EMERGENCY		995.61
LOCAL OPTION SALES TAX		2,687.07
DEBT SERVICE		12,574.93
2015 CITY HALL FUND	200,000.00	
WATER/SEWER STUDY FUND	2,850.70	
WATER FUND	6,680.07	9,868.41
SEWER FUND	5,437.83	7,660.51
TOTAL	233,616.82	110,851.28

Public Works Director Welker discussed the bill from Gus Automotive for the 1991 Ford Diesel truck. After the work was done on the truck, the brakes still are not good. Mechanic Ryan says that he can't get parts for the brakes and would recommend getting a new truck. A NAPA employee suggested that a certain part may be the issue, and Welker said the part was listed on the internet for approximately

\$184 and thinks he can fix the brakes with it. Council said he should try to get the parts to fix the truck because we cannot afford a new truck. Welker said it is a good truck if he can get the brakes fixed.

City Clerk Douglas discussed the possibility of changing the water ordinance to sending only a delinquent notice and not hanging door tags. Attorney Fichter agreed that some cities do this. Also the disconnect fee of \$20.00 does not cover the wages of city personnel to disconnect and reconnect the water. Douglas will present a new ordinance to the council for consideration at the December meeting. She will also assess property taxes for delinquent utility bills that do not have water which can't be disconnected or other delinquent bills.

Justin Rumble discussed with the council about connecting water to his new home outside of city limits. Moved by Richter, seconded by Wagner to allow him to connect at his expense.

Marvin Templeton discussed with the council that the alley behind his home is being blocked and that Dave Kuester feels the alley is his. Attorney Fichter accessed the property records on the internet and discovered the alley is public property as is the property around the water tower (which was also in question).

Sara Gomez from Midwest Partnership gave an update on what the agency is doing. They are focusing on economic development in Guthrie and Adair counties.

Kacey Peterson asked for an update on progress and completed/planned action steps for water and sewage infrastructure improvement plan objectives. It was determined that V & K Engineering have been working on the sewer study. Attorney Fichter, Kacey and Lauren Subler from Region 12 will get together to review where we are in this process and to be sure that we will meet the deadlines for submitting grant applications. Kacey also encouraged the council to consider hiring a grant writer. The council will take it under advisement.

Moved by Lindberg at 8:33 p.m. to open the Public Hearing regarding the Urban Renewal Plan. Seconded by Wedemeyer. Attorney Fichter explained that ag land is excluded in the TIF plan. He also explained that it might be several years before the city would realize benefits from the TIF area but the way it is written there is not a sunset clause. There being no further comments, moved by Richter, seconded by Lindberg, Mayor Chalfant closed the public hearing at 8:40 p.m. All voted aye. Motion carried.

Council member Wedemeyer introduced Chapter 1, AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE CASEY URBAN RENEWAL PROJECT AREA, and PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA, seconded by Peterson. Roll call vote: Wedemeyer, aye; Peterson, aye, Lindberg, aye, Richter, aye, Wagner, aye. Moved by Wagner, seconded by Peterson, to waive the seconded and third reading. Roll call vote: Wagner, aye; Peterson, aye, Richter, aye, Lindberg, aye, Wedemeyer, aye. Motion carried.

Moved by Richter, seconded by Lindberg, to repay \$200,000.00 of the \$400,000 loan on the community building. All voted aye. Motion carried.

Moved by Wedemeyer, seconded by Lindberg, to go to close session per section of Iowa code 21.5 C at 9:05 p.m. Moved by Lindberg, seconded by Wedemeyer at 9:30 p.m. to go out of closed session. All voted aye. Motion carried.

Moved by Peterson, seconded by Wedemeyer to adjourn meeting at 9:30 p.m. All voted aye. Motion carried.

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Barry Chalfant, Mayor

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Janon Douglas, Acting City Clerk