

**Casey City Council  
Casey Visitor Center  
December 5, 2017  
Regular Meeting**

The regular meeting of the Casey City Council was held Tuesday December 5, 2017 at 7:00 p.m. Present were Mayor Barry Chalfant, Council members Bret Wedemeyer, Nick Lindberg, Stacy Wagner, Robb Sneller. Also present was City Clerk Michelle King and Public Works Director Ben Stouffer. Public that were present were Leland Acker, Janet Cose, Traci Clarke, Howard Messenger, Paul Ludwig, Rick Richter, Dave Kuster and Charlsie Dougherty.

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 Wedemeyer. All ayes. Carried.

7:03 pm Peterson arrived.

A motion to approve the consent agenda with which included the minutes from the November 6 2017 regular meeting, special meeting November 14, 2017 and the bill listing was made by Wagner and seconded by Wedemeyer. All ayes. Carried.

List of bills presented are as follows:

**BILLS NEEDING APPROVAL FOR DEC 5  
2017 COUNCIL MEETING**

<b>VENDOR</b>	<b>FOR</b>	
ACCO	CHEMICALS	\$ 347.40
ADAIR AUTO PARTS	VEHICLE MAINT	\$ 62.04
ADAIR NEWS	PUBLICATIONS	\$ 585.26
AGSOURCE	TESTING	\$ 707.50
ALLIANT	UTILITIES	\$ 2,885.56
CANON	EQUIPMENT	\$ 111.99
CASEY TELEPHONE OFFICE	UTILITIES	\$ 235.18
EFTPS	FICA	\$ 2,011.92
GUTHRIE CO REC	UTILITIES	\$ 571.24
HAWKEYE TRUCK EQUIPMENT	EQUIPMENT REPAIR	\$ 1,704.50
HOA SOLUTIONS	EQUIPMENT REPAIR	\$24,875.00
IOWA ONE CALL	ONE CALL	\$ 27.90
IPERS	IPERS	\$ 1,508.22
JACOBSENS	EQUIPMENT REPAIR	\$ 171.21

KINZIE SERVICE	EQUIPMENT REPAIR	\$ 360.00
LELAND ACKER	GROUND MAINT	\$ 105.04
MARTIN MARIETTA	GROUND MAINT	\$ 327.56
MENARDS	EQUIPMENT REPAIR	\$ 104.22
MIDWEST OFFICE TECHNOLOGY	OFFICE SUPPLIES	\$ 101.00
MUNICIPAL SUPPLY	EQUIPMENT REPAIR	\$ 502.08
PAYROLL	PAYROLL	\$ 7,874.40
PETTY CASH	MISC	\$ 18.19
ROLLING HILLS BANK	LOAN PAYMENT	\$11,741.20
ROLLING HILLS-VISA	MISC	\$ 70.62
STEWART LAW & MEDIATION	LEGAL FEES	\$ 1,811.50
STOREY KENWORTHY/MATT PARROTT	OFFICE SUPPLIES	\$ 362.67
STUART TRUE VALUE	GROUND MAINT	\$ 61.43
UTILITY SERVICE CO	GORUND MAINT	\$ 1,629.37
WALLACE AUTO	VEHICLE MAINT	\$ 170.00
WELLMARK	INSURANCE	\$ 3,383.61
WEX KUM & GO	VEHICLE MAINT	\$ 213.57
WILD, BAXTER & SANDS	LEGAL FEES	\$ 120.00

\$ 64,761.38

Stouffer stated that the controls at the water plant have been installed. Wells number 5 and 6 have been cleaned. Will have the spare pump that went out a year ago looked at to see estimated cost of repairs. Sludge has been spread. Still trying to get a second bid for removal of a tree at Rutt Park. The new snow plow has been mounted to the City pickup truck.

Stouffer advised the council that Ryan Cline, Public Works Assistance has resigned. Stouffer would like permission to advertise to fill the position as part time and advertise in local papers and on Facebook. And suggest that the position will be open until filled.

A motion by Wedemeyer and second by Sneller to advertise for a part time public works assistant, position open until filled, pay dependent on experience. All ayes. Carried.

King provided a clerk's report on paper. King reminded council that the state auditors are in the office and will be all week, performing an annual examination. With Auditors here some overtime will be accrued. King stated that the December utility bills were sent on November 30<sup>th</sup>, however there is an issue with the postal service on getting the bills back to Casey Post Office. King is working with Casey post office to get bills back to Casey post office, or re-mailed as soon as possible.

King and Stouffer have started the budget process At the January regular meeting King will be asking council to schedule work sessions for budget review and process.

Mayor Chalfant thanked Councilmember Robb Sneller for his four years of service on the City Council.

Nuisance properties were discussed.

A motion by Wagner and second by Lindberg to grant an extension on 204 W 3rd Street until the January regular council meeting. All ayes. Carried

A motion by Lindberg and seconded by Wedemeyer to grant an extension on 200 W Grant Street until the January regular council meeting. All ayes. Carried

A motion by Lindberg and seconded by Wedemeyer to grant an extension on 113 E Logan until the January regular council meeting. All ayes. Carried

A motion by Lindberg and second by Wagner to grant and extension on 705 Russell Street, until the January regular council meeting. All ayes. Carried

A motion by Lindberg and second by Sneller to grant an extension on 704 Wallace until the January regular council meeting. All ayes. Carried.

A motion by Wedemeyer and second by Sneller to send a Notice to abate the nuisance on the property by the January regular meeting; as well as a Notice to abate the nuisance for the junk vehicles following the process in the City code, for 1105 Wallace Street. All ayes. Carried.

A motion by Wagner and second by Wedemeyer to grant an extension on 1000 Wallace until the January regular council meeting. All ayes. Carried.

Discussion was held on the possible need for a compliance officer. Also discussed who can write ticket for violations for having Pit bulls in town, when they are not allowed by City Code.

Additional properties were discussed.

A trash dumpster that was overflowing at 105 W 1<sup>st</sup> was discussed. It was reported that the dumpster has been emptied. No action taken.

A motion by Wagner and second by Sneller to send a Notice to Abate to remove the junk vehicles located on the property at 701 McPherson, following the process in the City code. All ayes. Carried.

A motion by Sneller and second by Lindberg to send a letter asking the owner of 104 E Sherman to remove the nuisance of a shed that has fallen or been dismantled by the January regular meeting. All ayes. Carried.

A motion by Peterson and second by Lindberg to move the regular January meeting from January 1<sup>st</sup> to January 8<sup>th</sup>, due to the New Year's Holiday. All ayes. Carried.

A motion by Sneller and second by Lindberg to approve the request to allow the Library the use of the Visitor Center, free of charge for an event February 17, 2018. All ayes. Carried.

A motion by Wagner and second by Wedemeyer to approve the request to allow the Joan Acker the use of the Visitor Center for the Casey Alumni Tea, free of charge May 26, 2018. All ayes. Carried.

A motion by Lindberg and second by Wedemeyer to approve the renewal for Dearborn National for the next year, with not rate increases. All ayes. Carried.

Wedemeyer addressed the council on an update from the Historical Society and Grant Committee. They have raised funds for a new shelter house at Rutt Park, as well as new gravel for camp sites. They ask that Public works can help spread the rock.

A motion by Wagner and second by Lindberg to approve the request and allow the Historical Society and Grant Committee to redo the shelter house and rock camping spots. All Ayes. Carried.

Wedemeyer also asked for a letter of support for fundraising and applying for grants by the Historical Society at no cost to the City for continued park improvements at Rutt Park.

A motion by Wagner and second by Sneller to provide a letter of support for fundraising and applying for grants. All ayes. Carried.

Ordinance 2017-09 regarding five ton parking. The Ordinance would add the language "No overnight or extended stay parking" Currently no parking of five ton vehicles are allowed on public streets or public right of way.

A motion to suspend the 1<sup>st</sup> and 2<sup>nd</sup> reading of Ordinance 2017-09 and place on 3<sup>rd</sup> and final reading was made by Lindberg and second by Wedemeyer. Roll call – Ayes – Sneller, Wedemeyer, Lindberg, Peterson and Wagner. Nays- None. Carried.

Stouffer stated that he has provided a copy of the drafted well easement to Brian Rumble. After additional discussion Stouffer will get cost of surveying the land, to get a more refined description of what the City would need an easement for. King will contact City Attorney Fichter for additional direction.

Discussion was held on City owned properties that King has found in old minutes were intended to be sold, but for various reasons some of the properties have not been transferred out of the City's name. King pulled as many records as she could find and reviewed with previous City Attorney Stewart. Stewart reviewed and gave direction on what needs to be done to complete the transactions.

611 McPherson that show in old minutes that the property was to be sold and transferred to Barry Williams in 2008, is still in the City's name. If antique documentation to complete the transfer the property is not available, the City will need to start the process from the beginning.

A motion by Wagner and second by Lindberg to send Barry Williams a letter requesting any additional information he may have that would help complete the transaction of transferring ownership of 611 McPherson Street, giving 30 days to provide any documents he may have to the City, before the City will proceed with the legal process of intent to dispose of City owned property. All ayes. Carried.

Vacating a portion of Ellsworth Street and transferring to property owners was discussed. King found in old minutes starting in 2004, the public notices, resolutions and ordinance required to vacate the portion of Ellsworth Street from E Grant south to E Sherman Street. There are four property owners effected. As two properties were sold since 2004 the Quick Claim Deeds were prepared and transfers were completed. There are still two properties that need the Quick Claim Deeds prepared to complete the transfers to the property owners Travis Peterson and James Chandler.

The Alley to the North of the Lutheran Church, states in minutes from 2007 that the City intended to vacate the alley and deed to the Lutheran Church and Howard Messenger. After legal review no public hearing was held per City code, and the process will need to start over again. Starting with the council passing it on to Planning and Zoning Committee to review if the alley should be vacated, and pass an opinion back to the council for additional process to complete process of legally transferring property.

A motion by Wagner and Second by Sneller to proceed with transfers of Ellsworth Street and start the process to pass to Planning and Zoning Committee to review the possibility to vacate a portion of the alley north of Lutheran Church and Howard Messenger's and transfer to said owners. Ayes – Sneller, Wedemeyer, Wagner and Lindberg. Peterson Abstained. Carried.

A motion by Wedemeyer and second by Lindberg to set a public hearing for December 18<sup>th</sup> at 7:00 pm to review and adopt plans and documents of the new City hall/Community building. All ayes. Carried.

Peterson addressed his concerns regarding the contract between the city and Clint Fichter. Peterson stated the contract that Fichter provided listed Legal Services, Professional services and Administrative services. The Motion that was made at the November 14<sup>th</sup> meeting was to hire Fichter for legal Services effective December 1, 2017 and Professional services effective immediately and to authorize the Mayor to sign the contract. Peterson has concerns that the contract that was signed list services in the contract that were not approved by the council. Peterson suggested to have separate contracts, one for only City attorney and one for only Professional services. After additional discussion, no action will be taken at this time. The Mayor will ask Fichter to attend the January 8<sup>th</sup> meeting.

The Mayor, Council and City Clerk discussed Employer – Employee relation concerns in accordance with the Employee personnel policy.


At 9:16 p.m. a motion by Wagner and second by Peterson to adjourn. All ayes. Carried.



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Barry Chalfant-Mayor

ATTEST:



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Michelle King- City Clerk

## NOV 2017 BALANCE SUMMARIES

### EXPENSES

FUND	MONTH TO DATE EXPENSES	YEAR TO DATE EXPENSES
GENERAL	13,573.86	105,812.59
ROAD USE	1,688.50	11,782.37
EMPLOYEE BENEFIT	3,640.29	18,932.57
EMERGENCY	0.00	0.00
LOCAL OPTION SALES TAX	0.00	0.00
DEBT SERVICE	10,000.00	10,000.00
2015 CITY HALL	13,805.48	79,425.09
WATER	10,153.03	59,070.03
SEWER	8,377.37	59,003.42
<b>TOTAL</b>	<b>61,238.53</b>	<b>344,026.07</b>

### REVENUES

<b>FUND</b>	<b>MONTH TO DATE REVENUES</b>	<b>YEAR TO DATE REVENUES</b>
GENERAL	33,477.71	100,176.68
ROAD USE	4,233.34	21,831.43
EMPLOYEE BENEFIT	2,722.66	32,196.71
EMERGENCY	104.54	1,245.09
LOCAL OPTION SALES TAX	3,429.32	12,908.76
DEBT SERVICE	844.55	10,064.13
2015 CITY HALL	0.00	16,383.60
WATER	9,997.60	51,592.65
SEWER	8,978.47	47,038.56
<b>TOTAL</b>	<b>63,788.19</b>	<b>293,437.61</b>