

**Casey City Council
Casey Library
August 1, 2016
Regular Meeting**

The regular meeting of the Casey City Council was held Monday August 1, 2016 at 7:00 p.m. Present were Mayor Barry Chalfant, Council members Bret Wedemeyer, Nick Lindberg, Travis Peterson and Stacy Wagner. Also present were 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 with the correction of item 7a, is 1103 Wallace, was made by Lindberg and second by Wedemeyer. All ayes. Carried.

A motion to approve the consent agenda with once address change, which also included the minutes from the July 11, 2016 regular meeting, and the bill listing with the addition of Stewart Law in the amount of \$2,282.15, was made by Lindberg and seconded by Wagner. All ayes. Carried.

List of bills presented are as follows:

BILLS NEEDING APPROVAL FOR AUGUST 1, 2016 COUNCIL MEETING

VENDOR	FOR	AMOUNT
ADAIR AUTO PARTS	VEHICLE MAINT	\$ 38.56
ADAIR NEWS	PUBLICATION	\$ 375.27
AGSOURCE	TESTING	\$ 160.40
ALLIANT	UTILITIES	\$ 2,651.85
CASEY TELEPHONE	UTILITIES	\$ 173.21
DEARBORNE NATIONAL	PREMIUM	\$ 126.30
DORSEY & WHITNEY	LEGAL FEES	\$ 3,151.83
EFTPS-FICA	FICA	\$ 3,625.57
GUTHRIE COUNTY TREASURE	PTY TAXES	\$ 334.00
IADOT	PERMIT FEE	\$ 210.00
JACOBSEN	GROUND MAINT	\$ 184.26
MICHELLE KING	REIMBURSEMENT	\$ 258.75
MIDWEST OFFICE TECHNOLOGY	EQUIPMENT	\$ 130.52
MUNICIPAL SUPPLY INC	EQUIPMENT	\$ 384.32
PAYROLL	PAYROLL	\$ 6,987.87
PETTY CASH	POSTAGE-GROUND MAINT	\$ 139.59
PSN	SEVICE FEES	\$ 149.00

RICK HAYS	SEWER TESTING	\$ 400.00
STAR EQUIPMENT	EQUIPMENT	\$ 713.22
STEWART LAW OFFICE	LEGAL FEES	\$ 2,282.15
STUART APPLIANCE	BUILDING MAINT	\$ 174.29
USABLU BOOK	EQUIPMENT	\$ 106.87
UTILITY SERVICES	GROUND MAINT	\$ 6,517.48
VAIS PUMP	EQUIPMENT REPAIR	\$ 2,789.01
WALLACE AUTO	EQUIPMENT/VEHICLE MAINT	\$ 224.48
WELLMARK	INSURANCE	\$ 2,919.87
WEX	FUEL	\$ 326.49

\$ 35,535.16

Stouffer stated repaired a leak at 101 west Second, by running a new service line. Burn pile has been shorted and removed. Stouffer has ordered new Street name signs which should be here in a few weeks.

Will table the discussion of possible purchase of the standby generator from Casey Telephone, until Millers Plumbing is able to look at equipment and ensure it can be switched back to propane.

A motion by Wedemeyer and second by Lindberg to install three valves on the north side of town as budgeted. All ayes – Carried.

Rick Hays was present and provided a verbal sewer report. And stated things are going smoothly.

Review of bids for Televising and smoke testing the sewer lines were as follows; Central Iowa Televising \$52,200.00 (without a three year contract) or \$47,875.00 (with a 3 year contract), Hydro Clean \$38,7840.00 plus mobilization fees, and Accujet \$49,701.25.

At 7:16 pm Sneller arrived.

A motion to hire Hydro Clean in the amount of \$38,740.00 plus mobilization fees, was made by Lindberg and second by Peterson. All ayes. Carried.

King provided a clerks report on paper. King will be taking vacation August 2-5. Fay Edgington will be working morning in the Clerk's office while King is out of the office. King stated she has approximately 106 hours of vacation, she will work on scheduling vacation time when she is back in the office, and King will email the Mayor for approval of said time if taken before September meeting.

King advised the Payment Service Network option is now live, and the city is able to take credit card payments as well as offer the option to make utility payments online. A flyer will go out with details after King is back in the office.

Mayor Chalfant reported the City has received and deposited the \$150,000.00 bond check for the theft case by former City clerk.

Mayor Chalfant stated he continues to try and contact the Rail road, to repair the tracks. Mayor Chalfant asked Stewart to send a letter to the Railroad if needed. Stewart will work with King, once King is back in the office and send a letter, if needed to try and get something done with the tracks.

Discussion was held on the possible easement for Connie Emgarten. Emgarten stated she would need the easement for forty feet across and would be willing to pay one hundred dollars for said easement.

A motion by Lindberg and second by Sneller to approve Resolution 2016-08 Setting the public hearing for September 12th at 7:15 for consideration of the easement for Connie Emgarten. All ayes. Carried.

Sarah Gomez was present and provided an update on Midwest Partnerships, out of Stuart. Gomez also thanked the City for being a partner for the fiscal year 2017.

Review and discussion of current nuisance properties. Dave Kuster asked for another 30 day extension for 1103 Wallace, then once that is done he would work on finishing 311 E Grant. Kuster also asked for consideration for the City to grant an easement to him for the use of City property where the old water tower once was, so he can put up a fence.

After lengthy discussion, a motion was made by Lindberg to give Jepsen and Kuster 30 additional days from today to clean up at 1103 Wallace, or the City will abate without any further notice. Second by Peterson. Ayes – Lindberg, Peterson, Sneller and Wedemeyer. Nay - Wagner. Carried.

King has received a written report back after Steve Patterson with Guthrie County inspected 104 E Grant. King has ordered a lien search for both 104 E Grant and 311 E Grant. Once those are received a letter to Abate the properties.

Dona Lara addressed the council and asked what needed to be done to the house so that the City would be satisfied. After additional discussion the council will help Lara get quotes on removal of the dwelling. Stewart also explained the abatement process to Lara, and stated if the City has the dwelling removed all costs will be assessed to the property taxes.

A motion by Lindberg and second by Peterson to increase the hourly wage for Public Works Assistant from \$15.00 per hour up to \$18.00 per hour, effective August 1st. All ayes. Carried.

Discussion was held on the possibility of paying employees a flat fee for attending meetings instead of being paid hourly rate. King stated that in the training she took last week, unless the rate is equal to the employees overtime rate, times the length of the meeting, then since all City employees are paid hourly, this is not an option. Stouffer had originally offered to be paid the same rate as the city Council, which is thirty dollars each meeting.

A motion by Wedemeyer and second by Wagner to continue to pay at hourly rate for attending council meetings. All ayes. Carried.

Discussion was held on any updates for the new community building. King provide a sample of and RFQ that Lindberg drafter. After brief discussion, the budget amount is to be set at one million, and have the RFQ's received back in time for review at the September meeting.

A motion to use the draft from Lindberg with the insert of budget amount and date to receive RFQ's back was made by Sneller and second by Wedemeyer. All ayes. Carried.

King will work on updating draft and sending RFQ's out when she is back in the office.

Lindberg provided a written report of his findings after a soil sampling study was completed, that he conducted. Lindberg stated to expect more cave-ins at the site of the old city hall.

Discussion was held on City writing citations Stewart offered a brief explanation of the process and possible cost to be associated with the city writing citations. Item is tabled for additional research.

A motion to add Steve Kroger – Appraisal of property, to the agenda was made by Lindberg and second by Wedemeyer. All ayes. Carried.

Steve Kroger addressed the council and asked for direction of what type of appraisal the City is wanting for 105 W Logan. After brief discussion a small commercial appraisal with sale comparison will be gathered and an appraisal report will be submitted to the City.

At 9:18 pm a motion by Lindberg and second by Sneller to go into closed session per Iowa Code 21.5(1)(j) possible land purchase. Roll call vote – all ayes. Carried.

At 9:33 pm council entered back into open session.

At 9:34 pm a motion by Lindberg and second by Sneller to adjourn. All ayes. Carried.

Barry Chalfant-Mayor

ATTEST:

JULY 2016 BALANCE SUMMARIES

EXPENSES

FUND	MONTH TO DATE EXPENSES	YEAR TO DATE EXPENSES
GENERAL	46,575.72	46,575.72
ROAD USE	8,898.34	8,898.34
EMPLOYEE BENEFIT	2,633.07	2,633.07
EMERGENCY	0.00	0.00
LOCAL OPTION SALES TAX	0.00	0.00
DEBT SERVICE	0.00	0.00
2015 CITY HALL	0.00	0.00
WATER	16,056.20	16,056.20
SEWER	11,369.26	11,369.26
TOTAL	85,532.59	85,532.59

REVENUES

FUND	MONTH TO DATE REVENUES	YEAR TO DATE REVENUES
GENERAL	153,214.10	153,214.10
ROAD USE	3,410.94	3,410.94
EMPLOYEE BENEFIT	574.57	574.57
EMERGENCY	30.17	30.17
LOCAL OPTION SALES TAX	2,524.48	2,524.48
DEBT SERVICE	263.69	263.69
2015 CITY HALL	0.00	0.00
WATER	9,615.68	9,615.68
SEWER	8,889.91	8,889.91
TOTAL	178,523.54	178,523.54