

**Casey City Council  
Casey Library  
August 7, 2017  
Regular Meeting**

The regular meeting of the Casey City Council was held Monday August 7, 2017 at 7:00 p.m. Present were Mayor Barry Chalfant, Council members Stacy Wagner, Bret Wedemeyer, Nick Lindberg, Robb Sneller and Travis Peterson. Also present were 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, and rearranging item #23 Review and Possible Action – New Community Center/City Hall Update, 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 July 10, 2017 regular meeting, July 17, 2017 and July 26, 2017 Special meetings, and the bill listing was made by Lindberg and seconded by Wedemeyer. All ayes. Carried.

List of bills presented are as follows:

**BILLS NEEDING APPROVAL FOR AUGUST  
7, 2017 COUNCIL MEETING**

| VENDOR               | FOR              |             |
|----------------------|------------------|-------------|
| ACCO                 | CHEMICALS        | \$ 1,019.40 |
| ACKER, LELAND        | GROUND MAINT     | \$ 80.00    |
| ADAIR CO LANDFILL    | LANDFILL         | \$ 1,973.40 |
| ADAIR NEWS           | PUBLICATIONS     | \$ 706.67   |
| AGRILAND             | GROUND MAINT     | \$ 50.00    |
| AGSOURCE             | TESTING          | \$ 847.50   |
| ALL FLAGS            | GROUND MAINT     | \$ 69.03    |
| ALLIANT              | UTILITIES        | \$ 3,045.42 |
| BRONW SUPPLY         | EQUIPMENT REPAIR | \$ 502.66   |
| CANON                | EQUIPMENT        | \$ 111.99   |
| CASEY TELEPHONE      | TELEPHONE        | \$ 186.43   |
| DEARBORN             | INSURANCE        | \$ 126.30   |
| ECHO                 | GROUND MAINT     | \$ 67.36    |
| EFTPS                | FICA             | \$ 2,949.58 |
| GUTHRIE CENTER TIMES | PUBLICATIONS     | \$ 30.00    |
| GUTHRIE CO REC       | UTILITIES        | \$ 395.69   |
| IOWA DEPT OF REV     | WITHHOLDING      | \$ 1,379.00 |

|                             |                  |              |
|-----------------------------|------------------|--------------|
| IOWA DNR                    | LICENSE FEE      | \$ 210.00    |
| IOWA ENVIRONMENTAL SERVICES | GROUND MAINT     | \$ 25.00     |
| IOWA ONE CALL               | LOCATES          | \$ 4.50      |
| IOWA WORKFORCE              | UNEMPLOYMENT INS | \$ 193.85    |
| IPERS                       | IPERS            | \$ 2,215.43  |
| JACOBSENS                   | EQUIPMENT REPAIR | \$ 246.34    |
| LIBERTY MUTUAL              | INSURANCE        | \$ 3,282.00  |
| MIDWEST OFFICE TECHNOLOGY   | OFFICE SUPPLIES  | \$ 82.05     |
| PAYROLL                     | PAYROLL          | \$ 7,478.13  |
| PETTY CASH                  | MISC             | \$ 31.14     |
| RALPH PETERSON              | EQUIPMENT        | \$ 125.00    |
| ROLLING HILLS-VISA          | POSTAGE          | \$ 116.13    |
| STEWART LAW OFFICE          | LEGAL FEES       | \$ 1,149.15  |
| STUART APPLIANCE            | GROUND MAINT     | \$ 12.79     |
| STUART TRUE VALUE           | GROUND MAINT     | \$ 40.43     |
| SUNDS CUSTOM FENCING        | GROUND MAINT     | \$ 3,978.18  |
| WALLACE AUTO                | VEHICLE MAINT    | \$ 45.08     |
| WELLMARK                    | INSURANCE        | \$ 3,400.53  |
| WEX                         | VEHICLE MAINT    | \$ 144.38    |
| WILD, BAXTER & SANDS        | LEGAL FEES       | \$ 193.23    |
|                             |                  | \$ 36,513.77 |

Andy Kruger, Josh Long and Steve Nelson, all three with Alliant Energy were present to review the upcoming project Alliant is doing that will pass through a portion of the town. Some lines will be placed underground. The project will start in approximately three weeks. The power lines that are currently overhead along the north side of West Sherman between McPherson and Wallace will be placed underground. This will help with the look of the new Community Building/City hall, by not having power pulls to design around.

Bids were reviewed for the asbestos removal of the building at 105 W Logan and 106 E Sherman.

A motion by Wedemeyer and second by Wagner to go with Mid-Iowa Environmental in the bid amount of \$9,100.00. All ayes. Carried

Bids were reviewed for the demolition and removal of 105 W Logan and 106 E Sherman, once the asbestos has been removed.

A motion by Wedemeyer and second by Wagner to accept the bid from Sunds Fencing in the amount of \$14,500.00 for the demolition and removal of 105 W Logan and 106 E Sherman, also granting the salvage rights. All ayes. Carried.

Stouffer state he continues to work on bids to run new water line along 340<sup>th</sup>. He would like to boar the line if possible. Stouffer is working on getting bids for rehabbing the filters at the water plant, last time the media was changed was done was approximately 19 years ago. He will gather additional information and provide that the council at the September meeting.

Hydro Kleen as completed phase 2 or 3 of the sewer project. Will review the budget and see what repairs can be done, and which ones will need to be budgeted for at a later date.

The new fence has been install at the park at the corner of McPherson and Grant. There was some discussion about the slide may need some repairs. Stouffer will take a look and see if he can repair it.

King advise the council that a restitution check has been received on the Dillinger case in the amount of \$1,296.47.

King requested council to approve the adjustment of Linda's Hair utility bill, sewer portion. She had a plumbing issue causing a large amount of water was used. The issue has been repaired.

A motion by Peterson and second by Wedemeyer to adjust the sewer portion of Linda's Hair bill for the September bill. All ayes. Carried.

King presented her report on paper.

A motion to approve Resolution 2017-08 2017 Street Finance Report was made by Lindberg and second by Wedemeyer. All ayes. Carried.

A motion to move the September regular meeting from September 4<sup>th</sup> to September 11<sup>th</sup> due to the holiday was made by Peterson and second by Wagner. All ayes. Carried.

Teresa Williams addressed the council about placing and courtyard at the Visitor Center. The plan would be to do the courtyard in phases, starting with a tree and a couple of benches that are being donated.

A motion by Wedemeyer and second by Peterson to approve placing a tree, benches and landscaping at the Visitor Center. All ayes. Carried.

Colleen Conrad addressed the council with an idea to have the newly planted tress at Rutt Park be available to be adopted, and a plaque would be placed in front of the tree listing who adopted the tree and who it is in memory of. Council discussed other options, such as a donor sign or wall, or bricks. Council will not take any action on this at this time.

Employee compensations was reviewed. Employee reviews were done for all three full time employees on July 31<sup>st</sup>. Review were done with Mayor Chalfant, Councilmembers Wagner and Wedemeyer.

A motion by Wedemeyer and second by Lindberg to give Stouffer, King and Cline a 5 % wage increase, effective August 7, 2017. Ayes – Wedemeyer, Wagner and Lindberg. Nays – Peterson. Carried.

A motion by Wedemeyer and second by Lindberg to have attorney Christie Sands prepare and easement for the City wells between the City and the property owner. All ayes. Carried.

Stouffer will get measurements for Sands to list in the easement.

Judy Wedemeyer addressed the council, she is the realtor for the Barnes property outside City limits that is connected to City water. An easement is needed for the water line, for the new owners. After discussion, this appears to be a private line, not a city line. The City owns up to the curb stop, the line runs through a field to Rumples and then on to Barnes. The easement should be between land owners, not the City for the line that is after the curb stop.

A motion by Wedemeyer and second by Wagner to set a public hearing for September 11<sup>th</sup> at 7:15 pm RE Planning and Zoning Ordinance and Map. All ayes. Carried.

Discussion was held regarding the building permit fee structure. Once the new Planning and Zoning ordinance is passed, the fee structure for building permits is to be set by resolution. After additional discussion King will prepare a resolution for the September meeting, listing such things as decks and fences to cost \$25.00 each; new garages, sheds larger than 100 square feet, additions to existing buildings to cost \$50.00; new house and commercial buildings to cost \$100.00.

Wedemeyer addressed the council, he was asked by the theater group, BKODJ, if the council will approve for the group to use the Visitor Center, free of charge, for play practice and the play this fall.

A motion by Wagner and second by Wedemeyer to allow BKODJ to use the Visitor Center free of charge for play practice and the play, this fall. All ayes. Carried.

Stouffer provide bids for a new blow for the ¾ ton City truck. Bids provided by Hawkeye Truck Equipment and Total Truck were new plows. Stouffer would prefer to look get a V blow, and look at used blows instead of new, due to cost of new.

A motion by Wagner second by Peterson to allow Stouffer to look for and purchase a used plow for the ¾ ton truck for and amount not to exceed \$3,500.00. All ayes. Carried.

Stouffer will review potential plows with Mayor Chalfant before purchasing.

Stouffer addressed the council with bids for new controls at the water plant as well as funding options. Currently the City has a CD in the amount \$51,120.00, that the purpose for the CD was not able to be determined. It is currently split three ways, between Water, Sewer and Streets, until it is reallocated.

A motion by Wedemeyer and second by Wagner to go with the bid from HOA solution (Hydro Optimization and Automation Solutions) for the replacement and installation of new controls at the water plant, in the amount of \$24,875.00; and to use a portion of the funds from CD 11914, currently held with Exchange State bank., to fund project. All ayes. Carried.

Kacey Peterson addressed the council and suggested the council consider adopting a policy that regulates current use of what a Business/Commercial building is being used for. Kacey Peterson suggest, that if the Council sets a policy to try and prevent commercial buildings from setting vacant and no regular upkeep done on them. Travis Peterson will continue to work on various options of possible policies.

Kacey Peterson addressed the council about exploring the possibility of developing an Urban Renewal area, or other tax incentives to try and bring new businesses to town. King stated current code does offer a tax credit for Industrial only. Will continue to research options of how to bring business to town.

Travis Peterson stated there is an Alliant Safety Grant that is due in the next month. He would like to apply for the grant for some shoring. There would be a 50% match that the City will need to commit to. Peterson stated the estimate cost of shoring to be approximately \$2400.00.

A motion by Lindberg and second by Wedemeyer to have Peterson apply for the Alliant safety grant, for shoring and the City will match 50% as required. All ayes. Carried.

Travis Peterson suggest that the City look into hiring a grant writer. Kacey Peterson has been working on them, and cannot continue to do so. Travis Peterson and King will reach out to other Cities to see who they use, and the cost of hiring a grant writer.

Discussion on creating and Capital Improvement Plant as well as Comprehensive Plan was held. King provided some options she was able to obtain, such as Region XII and/or Bolton and Menke. These are needed in order to proceed with writing and qualifying for Grants. They are also needed if the City wants to move forward with creating any type of Urban Renewal areas.

A motion by Lindberg and second by Wedemeyer to get pricing for the producing a Capital Improvement plan and Comprehensive plan. All ayes. Carried.

Nuisance properties were discussed.

A motion by Lindberg and second by Peterson for 311 E Grant Street to be considered done. All ayes. Carried.

A motion by Peterson and second by Lindberg to grant a 30 day extension for 204 w 3<sup>rd</sup>. All ayes. Carried.

A motion by Wedemeyer and second by Peterson to give a 30 day extension to allow additional time, as requested, to abate the nuisance at 102 W Grant. All ayes. Carried.

A motion by Lindberg and second by Peterson to grant a 30 day extension for 200 W Grant. All ayes. Carried.

A motion by Wagner and second by Lindberg to grant a 30 day extension for 113 E Logan. All ayes. Carried.

A motion by Lindberg and second by Peterson to grant a 30 day extension for 802 Baker. All ayes. Carried

A motion by Peterson and second by Lindberg to consider 1100 Baker done. All ayes. Carried.

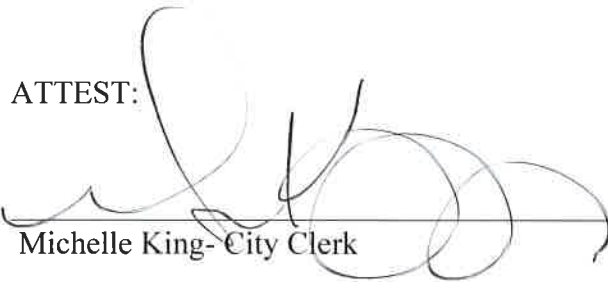
A motion by Lindberg and second by Peterson to consider 111 E Logan done. All ayes. Carried.

Additional properties were discussed as possible nuisance properties. No new properties added.

At 9:18 p.m. a motion by Wedemeyer 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

## JULY 2017 BALANCE SUMMARIES

### EXPENSES

| FUND             | MONTH TO DATE<br>EXPENSES | YEAR TO DATE EXPENSES |
|------------------|---------------------------|-----------------------|
| GENERAL          | 52,858.54                 | 52,858.54             |
| ROAD USE         | 5,621.22                  | 5,621.22              |
| EMPLOYEE BENEFIT | 5,340.04                  | 5,340.04              |

|                    |                   |                   |
|--------------------|-------------------|-------------------|
| EMERGENCY          | 0.00              | 0.00              |
| LOCAL OPTION SALES |                   |                   |
| TAX                | 0.00              | 0.00              |
| DEBT SERVICE       | 0.00              | 0.00              |
| 2015 CITY HALL     | 7,479.08          | 7,479.08          |
| WATER              | 17,787.17         | 17,787.17         |
| SEWER              | 22,082.92         | 22,082.92         |
| <b>TOTAL</b>       | <b>111,168.97</b> | <b>111,168.97</b> |

## REVENUES

| FUND               | MONTH TO DATE<br>REVENUES | YEAR TO DATE REVENUES |
|--------------------|---------------------------|-----------------------|
| GENERAL            | 12,337.74                 | 12,337.74             |
| ROAD USE           | 4,748.41                  | 4,748.41              |
| EMPLOYEE BENEFIT   | 599.18                    | 599.18                |
| EMERGENCY          | 31.86                     | 31.86                 |
| LOCAL OPTION SALES |                           |                       |
| TAX                | 2,238.06                  | 2,238.06              |
| DEBT SERVICE       | 262.79                    | 262.79                |
| 2015 CITY HALL     | 0.00                      | 0.00                  |
| WATER              | 9,881.30                  | 9,881.30              |
| SEWER              | 8,356.17                  | 8,356.17              |
| <b>TOTAL</b>       | <b>38,455.51</b>          | <b>38,455.51</b>      |