

**Casey City Council
Casey Library
July 10, 2017
Regular Meeting**

The regular meeting of the Casey City Council was held Monday July 10, 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 and City Attorney Laurie Stewart.

Mayor Chalfant called the meeting into order. All stood for Pledge of Allegiance.

A Motion to approve the agenda with was made by Lindberg and second by Wedemeyer. All ayes. Carried.

A motion to approve the consent agenda with which included the minutes from the June 5, 2017 regular meeting, June 12, 2017 Special meeting, 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 JULY 10, 2017
COUNCIL MEETING**

VENDOR	FOR	
ACKER, LELAND	GROUND MAINT	\$ 80.00
ADAIR AUTO PARTS	VEHICLE MAINT	\$ 50.29
ADAIR CO VET CLINIC	ANIMAL CONTROL	\$ 138.12
ADAIR NEWS	PUBLICATIONS	\$ 1,023.51
AGRI DRAIN	GROUND MAINT	\$ 310.27
AGRILAND FS	VEHICLE MAINT	\$ 817.81
AGSOURCE	TESTING	\$ 717.51
ALLIANT	UTILITIES	\$ 2,825.44
BENDER, NADINE	GROUND MAINT	\$ 55.00
CANON	EQUIPMENT	\$ 111.99
CASEY LIBRARY	CONTRIBUTION	\$ 11,700.00
CASEY TELEPHONE	TELEPHONE	\$ 154.09
COG REGION XII	CONTRIBUTION	\$ 500.00
CWT FIRE	CONTRIBUTION	\$ 7,000.00
ELECTRIC PUMP	EQUIPMENT	\$ 11,095.00
EMC	INSURANCE	\$ 29,183.00
EMGARTEN, TRISTA	DEPOSIT REFUND	\$ 50.00
GUTHRIE CO REC	UTILITIES	\$ 527.86

GUTHRIE CO SHERIFFS OFFICE	CONTRIBUTION	\$ 5,000.00
HACH	CHEMICALS	\$ 512.76
HANSEN'S M&M SERVICES	OFFICE SUPPLIES	\$ 51.75
IMT GROUP	INSURANCE	\$ 342.00
IOWA DEPT OF REV	SALES TAX	\$ 2,014.00
IOWA DNR	LICENSE FEE	\$ 53.60
IOWA LEAGUE OF CITIES	MEMBER DUES	\$ 428.00
IOWA LEAGUE OF CITIES	OFFICE SUPPLIES	\$ 20.00
IPERS	IPERS	\$ 1,438.16
JACOBSENS	EQUIPMENT REPAIR	\$ 1,430.68
KING, MICHELLE	REIMBURSEMENT	\$ 17.25
LIBERTY MUTUAL INSURANCE	INSURANCE	\$ 3,465.00
MIDWEST OFFICE TECHNOLOGY	OFFICE SUPPLIES	\$ 179.52
MIDWEST PARTNERSHIP	YEARLY DUES	\$ 500.00
MUNICIPAL SUPPLY	EQUIPMENT	\$ 246.00
OAKWOOD CEMETERY	CONTRIBUTION	\$ 1,500.00
PAYROLL	PAYROLL	\$ 12,179.88
PELGAS	GROUND MAINT	\$ 65.00
PETTY CASH	MISC	\$ 20.26
REGION XII	OFFICE SUPPLIES	\$ 3.00
ROLLING HILLS BANK	OFFICE SUPPLIES	\$ 3.00
ROLLING HILLS-VISA	POSTAGE/TRAINING	\$ 457.40
STEWART LAW OFFICE	LEGAL FEES	\$ 855.00
STUART APPLIANCE	GROUND MAINT	\$ 119.26
STUART TRUE VALUE	GROUND MAINT	\$ 204.63
SVPA ARCHITECT	GROUND MAINT	\$ 7,454.08
UMB -VISA	GROUND MAINT	\$ 168.78
USA BLUEBOOK	EQUIPMENT	\$ 152.35
VIRGIL PHIPPEN	GROUND MAINT	\$ 470.24
VISA - UMB COMM	ANIMAL CONTROL/EQUIPMENT SUPPLIES	\$ 302.95
WALLACE AUTO	VEHICLE MAINT	\$ 114.14
WELLMARK	INSURANCE	\$ 3,383.61
WEX	VEHICLE MAINT	\$ 334.05
WILD, BAXTER & SANDS	LEGAL FEES	\$ 557.54
		\$ 110,383.78

Stouffer received bids for removing the dead limb in the tree located in the right of way at 704 Wallace, the bid from Cornerstone was in the amount of \$650.00. Since property is in middle of

being transferred, and the new owners has stated they will be removing the entire tree, the council tabled.

Stouffer stated 750 feet of new water lines have been ran and service reconnected along 340th street. He will work on getting quotes to run the next phase, bringing new line in from 340th into town along McPherson. Stouffer will hope to have those bids by the August regular meeting. Stouffer will be working on the source water plan in the next week. This funded by a grant and is a no cost to the City. New pump has been installed at the Sewer plant. Public works is very happy with the service they have received from Electric Pump. And will start to look at budgeting to get a second pump at the end of the budget year.

HydroKleen is currently working on phase 2 of cleaning and televising sewer lines. Once done with phase two, the recommendations of repairs will be reviewed and scheduled for repairs accordingly.

The new trees have been planted at Rutt Park. Public works continues to get things ready for Casey Fun Days. The Mower needs repairs, possibly a hydraulic pump. Stouffer would like to start looking at getting prices to replace the mower before next mowing season. Stouffer address there is a tree in the right of way on the property of 704 Wallace that is dead or dying. The removal of a portion of this tree will need to be hired out. Stouffer will received bids for removal of portion of the tree. Stouffer stated would like to have employee reviews, he has been her two years and have not had one yet. Wagner stated they have discussed it but have not been scheduled.

King requested council to approve the adjustment of Grace Anderson's utility bill, sewer portion. She had an issue with the water heater and a large amount of water was used due to the leak. It has been repaired.

A motion by Wagner and second by Peterson to adjust the sewer portion of Grace Anderson's bill due to a leak. All ayes. Carried.

King will be out of the office August 8th to the 11th for vacation. Faye Edgington will cover City hall during that time.

King presented her report on paper.

Charlsie Dougherty, Librarian, addressed the council about the need for replacement keys to be ordered for the fire alarms, as there currently are no keys. A quote received from Feld Fire was received to replace the keys in the amount of \$263.53. It was also discussed for the fire alarm to be equipped with the ability to call someone if there alarms are set off.

A motion by Peterson and second by Wedemeyer to get keys replaced by Feld Fire and to order and auto dialer the library fire alarms. All ayes. Carried.

Mayor Chalfant will contact Casey telephone to see if they are able to provide assistance about getting an auto dialer for the fire system.

Dougherty also advised that a light is in need of repair, and the drywall around the big window in the library still needs repaired. Stouffer will fix the light and will get bids on repairing the drywall. Also a new line item will be added to the library's budget for furniture and awnings.

Kacey Peterson addressed the council and provided and updated on the Grant committee. They committee is asking for feedback from the committee, and survey is being circulated, and asked the City to also post it on the City web page and for it to be noted on the next City Flyer to help promote participation.

Kacey Peterson suggested the City hire someone to help produce a capital improvement plan for the City, this would also be helpful in some of the grant writing. Kacey Peterson also asked that the City provide a general letter of support, she will work with King in getting that letter.

Stouffer provide a quote for getting the Park at the corner of McPherson and Grant surveyed and a privacy fence installed along the west side of the property. To have it survey by Vance and Hochstettler would be \$750.00. Two quotes from Sunds Fencing for a 4 foot fence were \$4434.32 for a vinyl fence and \$2822.43 for a chain link fence with slats. After additional discussion Stouffer will request quotes for a 6 foot chain link with white slats, and provide to the council at the special meeting July 17th.

A motion by Lindberg and second by Wagner to have Vance and Hochstettler do a survey of the Park at the corner of McPherson and Grant. All ayes. Carried.

Discussion was held about an easement for the land where the City has their wells. King advised that Attorney Carrie Sands is needing the area measured or surveyed in order to draft the easement. Stewart suggest to ask attorney Carrie Sands if an easement by implication is an option or an easement by necessity.

Fireworks were discussed. The City cannot opt out of the sale of the fireworks within the city limits, but can opt out of allowing fireworks to be set off within City limits. After additional discussion it was decided to wait and see what other Cities do before the City reviews again.

A motion by Lindberg and second by Peterson to amend the motion made at the June 5th meeting and allow the sales of fireworks within the City limits, but continue to not allow them to be set off within the city limits. All ayes. Carried.

Joan Acker addressed the council. Table cloths are being donated to the Historical Society for the new tables they have purchased. Acker asked that the City charge an additional fee for renting the table clothes, and she would launder them as needed. There are 8 round tables and 3 serving tables. Possibly may have the square coverings that go over the each table cloth as well. Suggested rental is \$50 dollars and a cleaning charge of \$6 per piece.

A motion by Wagner and second by Lindberg to have the historical society handle the rental and cleaning of the table clothes, and the City will add the rental information to the contract for renting the building. All ayes. Carried.

King stated that the Planning and Zoning committee has completed the review of the Planning and Zoning ordinance and Map, and have passed it on to the City council for final review and approval. King suggest a special work session be held, when Chris Whitaker with Region XII can be present to help with the review of the draft ordinance. King will contact Whitaker and see if either July 24th or July 31st will work for Whitakers schedule.

A public hearing for the Planning and Zoning ordinance will be scheduled at a later date.

Nuisance properties were discussed.

311 E Grant, Kuster stated he has hired someone to do the work, but that has not started yet. Kuster has moved some of the concrete himself, and pushed some of the block foundation over. There is three piles of dirt there to fill in the whole. And the pile of wood will be burnt soon.

A motion by Wedemeyer and second by Lindberg to grant and 30 day extension for 311 E Grant Street. All ayes. Carried.

A motion by Lindberg and second by Peterson for 1002 Wallace Street to be considered done. All ayes. Carried.

A letter will be sent to the owners of 1002 Wallace Street with a note of thanks and appreciation for completing and abating the nuisance.

204 w 3rd, is currently owned by four siblings, three of the siblings are quitclaim deeding their share to DeeCee West and her daughter Kacey Kennedy. The Council will review at the August 7th meeting.

King advised that Danielle Edwards has contacted the City asking for additional time to finish cleaning up the property.

A motion by Peterson and second by Sneller to give until the August 7th meeting to allow additional time, as requested, to abate the nuisance at 102 W Grant. All ayes. Carried.

A motion by Lindberg and second by Sneller for 806 Baker Street to be considered done. All ayes. Carried.

A letter will be sent to the owners of 806 Baker Street with a note of thanks and appreciation for completing and abating the nuisance.

200 W Grant was discussed, still has broken windows. Kuster stated at the June meeting he would have the glass replaced on any broken windows. Wood for soffit has not been installed since last meeting.

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

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

A motion by Lindberg and second by Sneller to considered the property at the intersection of 4th and E Baker to be done. All ayes. Carried.

A letter will be sent to the owner with a note of thanks and appreciation for completing and abating the nuisance.

A motion by Lindberg and second by Peterson to consider 200 W Sherman done. All ayes. Carried.

A letter will be sent to the owner of 200 W Sherman with a note of thanks and appreciation for completing and abating the nuisance.

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

A motion by Wedemeyer and second by Peterson to grant a 30 day extension to 1100 Baker. All ayes. Carried.

Jef Schildberg was present and addressed the council with questions regarding the nuisance letter he received about his property at 107 W 1st. Schildberg became unruly and Mayor Chalfant asked him to leave. When Mr. Schildberg refused to leave, Mayor Chalfant called the Sheriff's office. Schildberg presented the council with pictures he had taken of various councilmembers, mayor and City properties. Schildberg left the meeting before an officer arrived.

After Schildberg's departure, the Council discussed the fact that he had cleaned up his property as requested in the City's letter and were satisfied with the work he had done. A motion by Lindberg and second by Wagner to consider 107 W 1st "done." All ayes. Carried.

A letter will be sent to the owner of 107 W 1st street with a note of thanks and appreciation for completing and abating the nuisance.

Additional properties were discussed as possible nuisance properties.

111 E Logan was discussed, tall grass, miscellaneous items in yard and on porch and outside garage.

A motion by Wedemeyer and second by Sneller to send the owner of 111 E Logan a letter to ask to abate nuisance within 30 days. All ayes. Carried

905 Wallace was discussed, the council will look at in person and will be discussed again, if the need is there.

Alicia Fredrickson was present and addressed the council about her property at 1100 Wallace Street. She had heard her property would be discussed as possible nuisance. The concerns for that property were tall grass and weeds, a car that had the door open, bags of garbage near garage. Alicia provided pictures that the car door is shut, they were working on the radio when the door was open. The yard was mowed, before the meeting. The council thanked and appreciates Alicia for contacting the City and resolving the issues as soon quickly as she did.

Stouffer will get bids for the demo of the old brick well house that is located on the City yard off of Kelsey. There is some additional work that will need to be completed before the building is removed, so that the water lines can be shut off if needed.

New City Hall and Community Center update was provided. The City A special meeting will be held July 17th with the architect SVPA to continue to discuss planning and design of new building.

Marilyn Harden has offered to donate a commercial grade refrigerator and ice machine to the City for the new building. She ask that a tax receipt be provided to her for the donation.

A motion by Wedemeyer and second by Peterson to accept the donation of the refrigerator and ice machine, and the City will provide her a tax receipt. All ayes. Carried.

Discussion of removing the asbestos that was found on the buildings located at 105 W Logan and 106 E Sherman were discussed. A sample of the roof on 106 E Sherman has been sent in, and results should be back in a about a week or two. Stouffer will work on getting bids for removal of the asbestos. A bid has been received from Sunds fencing to demo both buildings in the amount of \$14,500.00. King will contact Alliant about the possibility of putting the overhead electric lines underground, and to remove the gas and electrical services at both locations.

At 9:41 p.m. a motion by Wagner and second by Lindberg to adjourn. All ayes. Carried.

Barry Chalfant-Mayor

ATTEST:

Michelle King- City Clerk

JUNE 2017 BALANCE SUMMARIES

EXPENSES

FUND	MONTH TO DATE EXPENSES	YEAR TO DATE EXPENSES
GENERAL	155,824.28	366,574.78
ROAD USE	1,143.99	24,294.50
EMPLOYEE BENEFIT	1,179.16	31,620.45
EMERGENCY	2,450.00	2,450.00
LOCAL OPTION SALES TAX	27,000.00	27,000.00
DEBT SERVICE	0.00	20,000.00
2015 CITY HALL	0.00	36,233.00
WATER	10,010.42	111,515.26
SEWER	6,858.94	94,984.08
TOTAL	204,466.79	714,672.07

REVENUES

FUND	MONTH TO DATE REVENUES	YEAR TO DATE REVENUES
GENERAL	39,000.86	366,574.78
ROAD USE	3,798.59	45,499.71
EMPLOYEE BENEFIT	909.46	47,610.64
EMERGENCY	48.36	2,531.19
LOCAL OPTION SALES TAX	4,476.12	33,762.36
DEBT SERVICE	398.88	20,893.56
2015 CITY HALL	150,000.00	150,000.00
WATER	9,869.85	116,294.96
SEWER	9,209.56	106,136.60
TOTAL	217,711.68	889,303.80