

**Casey Regular City Council Meeting
Casey Community Building
June 6, 2022**

The Casey City Council held a regular meeting on Monday, June 6, 2022, at the Casey Community Building. Mayor Nicholas Lindberg; Councilmembers Theresa Schiller, Rick Richter, Rick Blake, and Leland Acker; City Clerk Gwen Blass, Public Works Director Jon Welker, and Tim Knapp were present.

Mayor Lindberg called the meeting to order at 7:00 pm. All rose to say the pledge of allegiance. Motion by Acker second by Blake to approve the agenda; ayes – Richter, Blake, Shiller and Acker, absent – Wedemeyer. Motion by Richter second by Acker to approve the consent agenda including the 5/2/22 minutes, May bills, bank reconciliation, utility billing reconciliation and Moe's Mart Tobacco Permit; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

Blass provided a written clerks report including utility billing and city financials. Blass reported Casey received \$680.62 Derecho FEMA funds and gave a progress report of the Housing Improvement CDBG grant. City wide cleanup filled 6 roll off dumpster for a total cost of \$2,436.80. Blass requested vacation in July pending delivery date of building in Wisconsin.

Welker provided the public works report, informing the council that ACCO started replacement of the filter media for the wells. ACCO needed larger rock to avoid problems with plugging the filter and will complete the first filter next Wednesday, there were also issues with the size of the lids. Jon requested vacation for July 19th thru 25th. Miller Plumbing provided a bid for \$1,660 to repair the intake pipe at the sewer plant. Motion by Richter second by Schiller to allow Miller Plumbing to repair intake pipe leak at the sewer plant; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer. Jon updated council that point repairs are done and the County Line Road is only line left to seal on waste water project. Jon requested replacing the Snapper mower due to age, availability of parts and condition of the mower. Bids were received from Panora Auto Parts – Toro \$15,400, Ed's Lawn Equipment – Gravely \$12,500, Olsen's Outdoor Power – Dixie Chopper \$12,942 and Exmark \$13,685. Motion by Schiller second by Blake to accept the bid from Ed's Lawn Equipment for \$12,500 to purchase a Gravely lawn mower; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

Mayor Lindberg informed council that several nuisance letters have been sent, Jepsen property letter will be sent certified mail Tuesday morning, and City Attorney is doing title searches to start process on 2 abandoned properties. Richter stated that mowing letters need to be sent to several properties. Lindberg explained the new landfill recycling policy.

Motion by Schiller second by Blake to approve Resolution #2022-13 Annual Employee Compensation; Roll call vote: Ayes – Richter, Blake, Schiller, and Acker. Nays – None. Absent – Wedemeyer. Motion carried.

Health, dental and life insurance renewals were discussed with Robert Kreimeyer present. Wellmark will have a 6.23% cost increase and Sun Life had no increase. Kreimeyer discussed United Health plan comparison and felt the Wellmark coverage was better for the small price difference. Motion by Richter second by Acker to renew Wellmark Enhanced Blue 2000 health insurance plan and Sun Life insurance plan; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

Motion by Blake second by Schiller to approve Resolution #2022-14 Health and Life Insurance Renewal with Wellmark and Sun Life; Roll call vote: Ayes – Richter, Blake, Schiller, and Acker. Nays – None. Absent – Wedemeyer. Motion carried.

Council held discussion regarding Casey's Urban Renewal Area and certifying tax increment financing indebtedness. Clerk Blass explained the process of establishing debt by an internal loan agreement and approval of method to repay that debt with TIF revenue by transfer.

Motion by Schiller second by Blake to approve Resolution #2022-15 Approving and authorizing transfer of tax increment funds for the fiscal year budget ending June 30, 2022; Roll call vote: Ayes – Richter, Blake, Schiller, and Acker. Nays – None. Absent – Wedemeyer. Motion carried.

Motion by Schiller second by Acker to approve Resolution #2022-16 Authorizing an internal advance to tax increment revenue fund; Roll call vote: Ayes – Richter, Blake, Schiller, and Acker. Nays – None. Absent – Wedemeyer. Motion carried.

Motion by Richter second by Blake to approve Resolution #2022-17 Obligating funds from the urban renewal tax revenue fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year; Roll call vote: Ayes – Richter, Blake, Schiller, and Acker. Nays – None. Absent – Wedemeyer. Motion carried.

Council discussed taking sealed bids for the properties located at 705 Russell St. and 200 W Grant St. including stipulations for 200 W Grant St of removal of debris and dead trees from city limits within 60 days of possession. Motion by Richter second by Blake to sell 705 Russell and 200 W Grant by bids with stipulations of selling properties in as is condition, with debris, dead trees, and brush removed from city limits within 60 day of

possession and to set the date of the public hearing of intent to sell property for 7:15 pm on July 7, 2022; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

Motion by Richter second by Acker to approve Region 12 COG Exterior Home Improvement Program GAX Draw #1; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

Council discussed the need to have the old water tower property surveyed and fenced due to recent issues with adjacent property owners. Motion by Schiller second by Blake to hire Central Iowa Survey Co. to survey old water tower property; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

Casey’s new librarian requested to be allowed to have a credit card. Schiller asked how the previous librarian made purchases without the use of a credit card. Blass explained that most companies have set up a charge account and for those that did not the Librarian would use money from the \$100 petty cash account to make the purchase and submit a claim for reimbursement to petty cash. Council discussed past issues with employees having a credit card. Motion by Schiller second by Acker to not allow the Casey Public Library to get a credit card; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

The Casey decorating committee asked to be allowed to move the Christmas decorations stored in the upstairs of the visitors center to the former DOT shed so they would not have to manipulate the steep stairway in the visitor center. Jon said that he could make room in the south end of the building but it would not be as clean as the visitor center. Schiller stated it is a safety issue with the stairway. Motion by Acker second by Schiller to allow decorating committee to store their Christmas decorations in the former DOT shed instead of the Visitor Center; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

Council discussed rental of community building policy. Mayor Lindberg stated that the policy was set to charge per day to avoid issues with overlapping rentals. He will revise wording on rental agreements to clarify time constraints. Motion by Schiller second by Blake to enforce rental fee of \$200 per day and not refund \$200 to Maas party; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer. Motion by Blake second by Schiller to add language to rental agreement to clarify per day fee rule; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

Motion by Schiller second by Acker to allow Tori’s Angels to use Community Building at no charge on July 9, 2022; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

Richter would like to get bid process started for repairing cracks in the paved streets. Blass reported that there is approximately \$65,500 in available fund balances for street repair. Motion by Richter second by Acker to get bids to seal cracks on all paved streets within City limits; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

Motion by Schiller second by Blake to approve Pay Estimate #4 for the Wastewater Project of \$21,165.81 from Veenstra and Kimm; ayes – Schiller, Richter, Blake and Acker, absent – Wedemeyer.

Colleen Conrad gave an update on her sidewalk replacement and provided copies of the sidewalk quotes. Blass explained the special assessment process and customary interest rate charged of 6% if any parties are interested in paying by special assessment. Richter asked for a breakout of the curb and gutter cost and possibility of City paying those costs. Colleen will provide that information for the July council meeting.

Jim Chandler was present for public forum to inform the council that he will remove the garage located at 200 E Logan once the appraisal process is complete for the sale of his property.

Richter voiced concerns regarding the Emgarten property nuisance. Mayor stated that a letter has been sent.

Motion by Richter second by Schiller to adjourn at 8:46 pm; all ayes.

ATTEST:

Nicholas Lindberg, Mayor

Gwen Blass, City Clerk

MAY CLAIMS REPORT

Salaries		\$ 8,794.08
IPERS		\$ 1,851.56
FICA	Federal Withholding	\$ 2,415.60
State of Iowa	State Withholding	\$ 432.00
Collections Services	Child Support	\$ 276.92
Acker, Leland	Vst Ctr Cleaning	\$ 20.00
Adair Co Landfill	City Cleanup	\$ 936.80
AgriLand FS	Hydraulic Oil	\$ 67.50

Agsources Laboratories	Sewer Test	\$ 910.50
Alliant Energy	Utilities	\$ 4,044.28
Amazon.com	Books/Summer Program	\$ 95.98
Canon Financial Srv	Copier Lease	\$ 93.91
Casey Mutual Telephone	Phone	\$ 281.55
Conrad Ventures	Tax Rebate Agmt	\$ 5,000.00
Demco	Lib Summer Prog	\$ 43.69
Dorsey & Whitney	Bond Atty Fees	\$ 2,750.00
Ed's Lawn Equipment	Mower Belt	\$ 80.00
Fagan Fencing	House Demolition	\$ 200.00
Guthrie Automotive	Swr Plant Mnt/Parts	\$ 183.70
Guthrie Co REC	Utilities	\$ 339.52
Hurley, Elizabeth	Deposit Refund	\$ 71.90
IA One Call	Locates	\$ 45.90
IA State University	Reg Fees	\$ 320.00
Insignia	Annl License	\$ 800.00
Jacobsen's Inc	Bathhouse/Wtrline Mnt	\$ 179.08
K & A Removal	City Cleanup/Dumpsters	\$ 1,500.00
Midwest Office Tech	Copy Fees	\$ 32.88
Municipal Supply	Sewer Plant Mnt	\$ 493.30
Panora Auto Parts	Mower Belt	\$ 36.49
Rolling Hills Bank	Loan Prin & Int	\$ 14,307.35
Schildberg Construction	Rock	\$ 761.28
Smith, Michael	Cleaning	\$ 142.50
Solutions	Tech Support	\$ 702.45
Stuart True Value	Door Knob	\$ 21.99
Sun Life Ins	Life Ins	\$ 59.46
The Adair News	Publications	\$ 334.75
US Postal Service	Postage	\$ 232.00
Visa	WIX Fees/Postage/Supplies	\$ 376.27
Wallace Auto Supply	Floor Dry	\$ 23.38
Weeks, Meggen	Atty Fees	\$ 40.00
Wellmark Health Ins.	Hlth Ins	\$ 5,753.34
Wex Bank	Gas	\$ 654.85

Fund Totals	Revenue	Expenses
General Fund	\$ 11,482.62	\$ 14,840.02
Library	\$	\$ 2,483.28
Road Use	\$ 1,912.12	\$ 3,723.93
Employee Benefits	\$ 4,347.06	\$ 5,088.32
Emergency	\$ 129.65	\$
LOST-Streets	\$ 1,737.81	\$
LOST-Parks	\$ 1,737.81	\$
TIF	\$ 678.63	\$
FEMA Wind	\$ 680.62	\$
Debt Service	\$ 1,450.76	\$ 14,307.35
Capital Project 302	\$ 2,750.00	\$ 2,750.00
Capital Project 305	\$ 85,676.86	\$
Water	\$ 11,053.42	\$ 5,506.02
Sewer	\$ 9,682.34	\$ 7,007.84