

**Casey Regular City Council Meeting**  
**Casey Community Building**  
**October 5, 2020**

The Casey City Council held a regular meeting on Monday, October 5, 2020. Mayor Nicholas Lindberg; Councilmembers Rick Richter, Stacy Wagner, Larry Chmelar, and Leland Acker were present; also present were City Clerk Gwen Blass, Public Works Director Jon Welker and Tim Knapp, and Attorney Clint Fichter. Bret Wedemeyer arrived at 7:04 pm.

Mayor Lindberg called the meeting to order at 7:00 pm. All rose to say the Pledge of Allegiance. Motion by Wagner second by Richter to approve the agenda; ayes - Acker, Chmelar, Richter, Wagner, absent - Wedemeyer. Motion by Chmelar second by Acker to approve the consent agenda including the 9/10, 9/22, and 9/29 minutes, September bills and September utility billing reconciliation; all ayes.

Blass provided a written clerks report, also reporting that the Fall IMFOA training is Oct. 22 -23<sup>rd</sup> in Des Moines capped at 200 attendees, the community building vacuum quit working, submitted a FEMA claim for wind storm damage reimbursement, and library board asked for confirmation to get pricing to fix doors, floors, and locks in library. Motion by Wedemeyer seconded by Acker to allow clerk to attend IMFOA training on Oct. 22-23<sup>rd</sup> in Des Moines; all ayes. Motion by Wedemeyer second by Wagner to purchase a new vacuum not to exceed \$125 for the community building; all ayes. Council agreed to have library board get pricing on repairs. Discussion was held regarding rental property utility bills at two locations. Due to move in date being August 15<sup>th</sup> and meter read date was on Aug 10<sup>th</sup> landlord felt they should not have received a full minimum 2000 gallon water use billing, however 1600 gallons were used in that time period. Motion by Chmelar second by Wagner to not waive utility billing minimum usage charge to landlord account at 801 Russell St. due to move in date; ayes – Wedemeyer, Wagner and Chmelar, nays – Richter and Acker. Motion passed. The second rental property account had an outstanding balance on the account that renter was attempting to pay off. After nonpayment of the August 1<sup>st</sup> utility billing, the account was shut off, with a final usage bill on September 1<sup>st</sup>. Clerk discovered at the October council meeting that the renter had left town. Since there was not a Landlords Release of Liability for Utility Company billing on file in the clerk's office the account balance was transferred to the landlord account per city and Iowa code regulations. Landlord provided a copy of signed release form that she had in her files, however state and city code requires a copy be file with clerk within 30 days of move in of renter. Landlord does not feel she should be responsible for the renters past due account. Council discussed the possibility that the form was burned in the fire since it was dated in March of 2014. Richter stated that customers that paid utilities bills in cash that could not provide proof of clerk receiving payment were responsible for past due account balances. Chmelar stated that there is no way to prove the document was submitted to the clerk office. Motion by Wagner seconded by Wedemeyer to recognize and honor the Landlord Release of Liability for Utility Company form for Landlord at 103 W 4<sup>th</sup> St. and waive landlord responsibility of outstanding bill; ayes – Wagner and Wedemeyer, nays – Richter, Acker and Chmelar. Motion failed. Blass also reported that the city received the electrician invoices for the repairs at Rutt Park, total cost is \$3442.41. Council agreed to use Local Option Sales Tax dollars to pay the invoices. Linda Hair Hut wanted to confirm that she is still allowed to restrict 2 parking spaces in front of her business. Council had no objections.

Motion by Chmelar second by Richter to open public hearing for Stop Sign and Water Conservation ordinances at 7:57 pm; all ayes. Nicole Jordan feels there is a need for the stop sign on Baker St. Jan Cose asked who will enforce new ordinances. Lindberg stated that the county sheriff would be responsible. No further discussion nor written comments were received regarding the stop sign ordinance. Nicole Jordan asked if there will be a maximum water usage during water conservation alerts. Ordinance states 3000 gallon maximum before penalty. No further discussion nor written comments were received regarding the water conservation ordinance. Motion by Acker second by Chmelar to close the public hearing at 8:06 pm; all ayes. Motion by Richter second by Acker to suspend 1<sup>st</sup> and 2<sup>nd</sup> readings of Ordinance #2020-02 and to place said ordinance on its final reading; Roll call vote: Richter, aye; Chmelar, aye; Wagner, aye; Acker, aye; Wedemeyer, aye. Motion passed. Motion by Chmelar second by Wagner to adopt Ordinance #2020-02; Roll call vote: Richter, aye; Chmelar, aye; Wagner, aye; Acker, aye; Wedemeyer, aye. Motion passed. Motion by Chmelar second by Richter to suspend 1<sup>st</sup> and 2<sup>nd</sup> readings of Ordinance #2020-03 and to place said ordinance on its final reading; Roll call vote: Richter, aye; Chmelar, aye; Wagner, aye; Acker, aye; Wedemeyer, aye. Motion passed. Motion by Richter second by Acker to adopt Ordinance #2020-03; Roll call vote: Richter, aye; Chmelar, aye; Wagner, aye; Acker, aye; Wedemeyer, aye. Motion passed.

Welker provided the public works report. Discussion was held regarding water shortage with existing wells. Drilling could start this week on the new well. Welker will continue to shut off the east side and possible

the south side of Casey this weekend to help water levels. Since the ground is so hard, fixing leaks is a problem. Will need to fix the galvanized pipe on the East side of town, shutting off water during the repair. Discussed shutting off the south side of town at night. Welker asked for volunteers to do some city mowing to allow Tim and himself to focus on the water issues. Acker will mow the visitor center and Chmelar will mow the parks.

Mayor Lindberg announced the Adair Co. Landfill commission is still short employees but recycling bins will be returned to Casey as soon as someone is hired. Several new nuisances are being addressed, Mayor asked Nichole Jordan status of their fence. Nichole stated that the chain link was removed from the sidewalk. Dick Edwards asked council for more time to tear down his house. Attorney Fichter stated that the City has time before trial deadline. Motion by Wagner second by Wedemeyer to give Dick Edwards an additional 60 days to tear down house; all ayes. Lindberg stated that abatement notices will be a 30 day notice while dealing with the water issues.

Motion by Richter second by Chmelar to approve The Bomb Shelter liquor license renewal; all ayes.

Motion by Chmelar second by Richter to approve Resolution #2020-26 to establish Library Petty Cash Balance; Roll call vote: Richter, aye; Chmelar, aye; Wagner, aye; Acker, aye; Wedemeyer, aye. Motion passed.

Motion by Wagner second by Chmelar to approve Resolution #2020-27 to establish City Petty Cash Balance; Roll call vote: Richter, aye; Chmelar, aye; Wagner, aye; Acker, aye; Wedemeyer, aye. Motion passed.

Discussion to have Northway rehabilitate 3 existing wells and accepting proposed cost estimate was tabled.

Discussion on Interim Loan for Well Project was tabled until November meeting to have a better idea if the USDA funding will be approved.

Motion by Wagner second by Wedemeyer to approve Resolution #2020-28 – to set public hearing for water revenue note not to exceed \$150,000; Roll call vote: Richter, aye; Chmelar, aye; Wagner, aye; Acker, aye; Wedemeyer, aye. Motion passed.

Motion by Wagner second by Richter to accept Veenstra & Kimm Inc. engineering services agreement for the 2020 shallow well project; all ayes.

Applicants were discussed for the community building cleaning contract. Motion by Wagner second by Richter to allow Lindberg to interview for the community building contract cleaning position and negotiate pay rate with applicant; all ayes.

Motion by Richter second by Wagner to approve Resolution #2020-29 – to set public hearing to amend community building loan agreement to refinance at lower interest rate; Roll call vote: Richter, aye; Chmelar, aye; Wagner, aye; Acker, aye; Wedemeyer, aye. Motion passed.

Motion by Wagner second by Wedemeyer to designate Mayor Nick Lindberg and city clerk Gwen Blass as signers for the community building loan agreement; all ayes.

No public forum.

Motion by Richter second by Acker to adjourn at 8:50 pm; all ayes.

ATTEST:

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Nicholas Lindberg, Mayor

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Gwen Blass, City Clerk

#### September Claims Report

Salaries		\$ 8,095.12
IPERS		\$ 1,602.90
FICA	Federal Withholding	\$ 2,080.80
State of Iowa	State Withholding	\$ 348.00
Collections Services	Child Support	\$ 276.92
IA Workforce Dev.	Unemployment	\$ 345.33
Adair News	Publications	\$ 106.06
Agsources Laboratories	Sewer Test	\$ 1,152.50
Alliant Energy	Utilities	\$ 3,547.12

Canon Financial Srv	Copier Lease	\$	223.98
Casey Mutual Telephone	Phone	\$	284.32
Des Moines Winsupply	Pump	\$	344.38
Elgin Electric	Wire Rpr	\$	76.64
EMC Insurance	Fire Eq Ins	\$	1,076.00
Guthrie Automotive	Eq Rpr	\$	105.25
Guthrie Co REC	Utilities	\$	584.54
IA Dept of Ag & Land Steward	Annl Fees	\$	75.00
IA One Call	Locates	\$	19.80
Jacobson's Inc	Wtr Rpr	\$	254.52
Kading, Alex	Deposit Refund	\$	200.00
Kingery Signs	Signs	\$	240.00
Leland Acker	Cleaning	\$	20.00
Midwest Office Tech	Copy Fees	\$	78.00
Midwest Partnership	Dues	\$	500.00
Municipal Supply	Water Rpr	\$	1,307.04
National Business Furniture	Safe	\$	1,847.00
Plaza Printer	Safety Shirts	\$	394.80
Region XII COG	FY21 Contribution	\$	500.00
State Library of Iowa	Lib FY21 Database	\$	50.56
Stuart True Value	Paint Rollers	\$	17.97
Sun Life Ins	Life Ins	\$	59.46
Utility Service Co	Standpipe Tank	\$	1,808.60
Visa	Paint/Postage	\$	133.72
Wellmark Health Ins.	Hlth Ins	\$	5,957.96
Wex Bank	Gas	\$	289.79

<b>Totals By Fund</b>	<b>Expenses</b>		<b>Revenue</b>
General Fund	\$	7,601.51	\$ 20,508.01
Library	\$	1,329.50	\$ 1,314.83
Road Use	\$	2,538.34	\$ 5,205.04
Employee Benefits	\$	5,323.91	\$ 3,696.49
Emergency	\$		\$ 157.91
LOST	\$		\$ 3,266.14
TIF	\$		\$ 143.49
Debt Service	\$		\$ 1,775.31
Capital Project/City Hall	\$	1,847.00	\$
Water	\$	9,253.47	\$ 10,551.69
Sewer	\$	6,110.35	\$ 9,438.66