

Adair City Council
City Hall Chambers
January 13, 2021

A regular City Council meeting was held January 13, 2021 at the City Hall Chambers. Present were Mayor John Larsen, who called the meeting to order, City Attorney Clint Fichter, Public Works director Ryan Billheimer and council persons, Rick Stanley, Perry Leeper and Jeremy Gettler, and Kyle Irlmeier. Absent Rick Hays and City Clerk Randi Lehman.

Motion by Irlmeier and second by Stanley to approve the agenda. All ayes.

The consent agenda listed the following items to be approved; Bills and Payroll, Monthly Financials and Pay App #1 for \$44,674.94 from Tanzanite Homes.

Motion by Irlmeier to approve the consent agenda. Second by Gettler. All ayes.

The following bills were presented to be approved.

BILLS SUBMITTED FOR APPROVAL FOR JANUARY 13, 2021 COUNCIL MEETING

VENDOR	REFERENCE	AMOUNT
ACCESS SYSTEMS LEASING	COPIER CONTRACT	243.88
ACCO	CHEMICALS	280.70
ADAIR AUTO PARTS	SUPPLIES	146.74
ADAIR FIRE DEPT	EMPOWERING ADAIR CO	8,000.00
AGRILAND FS	FUEL	1102.30
ALLIANT ENERGY	UTILITIES	4,443.95
ANITA SUPPLY	MAINTENANCE	95.96
BAKER & TAYLOR	LIBRARY MATERIALS	200.04
BLACK HILLS/IOWA	UTILITIES	534.76
CANON FINANCIAL SERVICES, INC	EQUIPMENT LEASE	101.75
CLEAN SWEEP	CLEANING-MOWING CONTRACT	2,598.50
COMPUTER SYSTEMS INC	TECH SUPPORT	333.00
DELTA DENTAL	INSURANCE	320.88
EFTPS	FED/FICA TAX	5,235.33
EXCHANGE STATE BANK	HSA / LOAN	1,387.68
FAY PHARMACY	SUPPLIES	9.68
FILTER CARE	FILTERS	45.45
GUTHRIE CO REC	UTILITIES	1,772.51
HACH CHEMICAL	CHEMICALS	64.64
HARKINS SERVICE	VEHICLE MAINT	72.95
HOTSY CLEANING SERVICES	VEHICLE MAINT	3,725.87
INTERNAL REVENUE SERVICE	LIBRARY	354.31
JACOBSENS	SUPPLIES	249.89
JASON ROBERTS	SNOW REMOVAL	519.50
JENSEN & SON CONST	CRAWFORD ADD HOUSE	183,847.00
KASEY BROSAMLE	CELL PHONE	75.00

KAUTZKY TREE CARE	TREE REMOVAL	2,400.00
KEYSTONE LAB	TESTING	528.50
JOHN LARSEN	MILEAGE	80.04
RANDI LEHMAN	CELL PHONE & HSA	491.00
MARK EMGARTEN	CELL PHONE	75.00
MIDSTATES BANK	INTEREST PAYMENT	809.46
MILLER PLUMBING & HEATING	SENIOR CENTER	85.00
MTS INC	SANITATION	4,273.74
OFFICE DEPOT	SUPPLIES	339.14
PAYROLL	PAYROLL	18,008.63
PETTY CASH	SUPPLIES	15.84
POLYCHRONIC, PMC	CONSULTING FEES	4,860.00
RYAN BILLHEIMER	CELL PHONE	75.00
SCHROER & ASSOC	ANNUAL EXAM	1,850.00
SECURE SHRED	DOCUMENT DISPOSAL	48.00
SNYDER & ASSOCIATES	ENGINEERING FEES	6,513.00
STRAUSS SECURITY	MAINTENANCE	118.00
TANZANITE HOMES CO	CRAWFORD ADD HOUSE	44,674.94
TIRES & SERVICE	MAINTENANCE	1,372.55
TREASURER-STATE OF IOWA	STATE / WET TAX	991.00
VERIZON	POLICE CELL	40.01
VISA-EXCHANGE STATE BANK	CREDIT CARD	917.59
VSP INSURANCE	INSURANCE	89.60
WEX BANK	FUEL CARD	497.61
WILSON WELDING	FABRICATION	3,147.76
WINDSTREAM	TELEPHONE BILL	421.36

REPORT TOTALS

\$309,206.91

	REVENUE	DISBURSED
GENERAL FUND	13,663.17	53,761.30
CEMETERY FUND	53.35	1,345.28
ROAD USE FUND	9,578.10	2,325.37
EMPLOYEE BENEFIT FUND	2,290.09	580.03
LOST	11,665.54	0
TIF	10,835.64	0
DEBT SERVICE	6,013.60	687.68
HOUSING PROGRAM	0	228,521.94
STREET CAPITAL EXPENSE	0	7,322.46
WATER	23,328.35	6,150.42

SEWER	18,025.23	4,238.69
GARBAGE	6,822.43	4,273.74
TOTAL FUNDS	\$102,275.50	\$309,206.91

Discussion and possible action on 2021 Water Tower Riser Pipe Replacement.

Billheimer presented Council with the final plans and specifications and discussed the water tower riser pipe replacement project.

Motion to approve Resolution 21-0113-01: Authorizing bids for Water Tower Riser Pipe Replacement was made by Stanley and second by Gettler. All ayes.

Bids will be received until 2:00 P.M. Wednesday February 3, 2021 at which time the bids will be opened and publicly read.

Public Hearing on proposal to sell 410 Audubon Street to Casey Mutual Telephone Company.

Motion to open the public hearing was made by Stanley at 6:38 p.m. Second by Gettler.

Motion to close the public hearing was made by Irlmeier and second by Stanley.

Discussion and possible action on Sale of property at 410 Audubon Street to Casey Mutual Telephone Company.

Motion by Irlmeier to table Item for a future meeting.

Discussion and possible action on Appointment to fill council vacancy.

Councilman Jeremy Gettler withdrew his resignation. He will remain on council until his home in Adair is sold.

Discussion and possible action in regards to the Stop sign at 5th and Broad.

City had received some comments requesting that rumble strips be put at this stop sign. Council decided to not take any action at this time.

Discussion and possible action on appointing Emergency Management representatives.

Motion to appoint Councilman Leeper as 1st alternate and Councilman Irlmeier as 2nd alternate for Emergency Management made by Stanley and second by Gettler. All ayes.

Discussion and possible action on Appointments to City Offices and Small City Resource Institute contract.

Motion to approve appointments and sign the Small City Resource Institute contract was made by Gettler. Second by Stanley. All ayes.

City Clerk Randi Lehman
Mayor Pro Tem Rick Hays
Sewer Superintendent Ryan Billheimer
Water Superintendent Ryan Billheimer
Planning & Zoning Pete Fay
Planning & Zoning Jim Zimmerline
Planning & Zoning Donnie Jensen
Planning & Zoning Gary Vogl
Planning & Zoning Shannon Billheimer
Board of Adjustments Pete Fay
Board of Adjustments Jim Zimmerline
Board of Adjustments Twila Garside
Board of Adjustments Gary Vogl
Board of Adjustments Shannon Billheimer
Chief of Police Brad Wendt
City Attorney Clint Fichter

Discussion and possible action on Resolution 21-0113-02: SICOG Participation

Motion to approve Resolution 21-0113-02: SICOG Participation was made by Stanley and second by Gettler. All ayes.

Discussion and possible action on Schroers Audit review.

Discussion and possible action on the FY22 City Budget.

Updates on on-going items:

Adair Community Center: Discussion of possibly adding a splash pad with the Community center. In order to apply for a USDA grant, an engineering report needs to be completed.

Motion by Gettler to have Snyder & Associates do an engineering report for the USDA grant. Second by Stanley. All ayes.

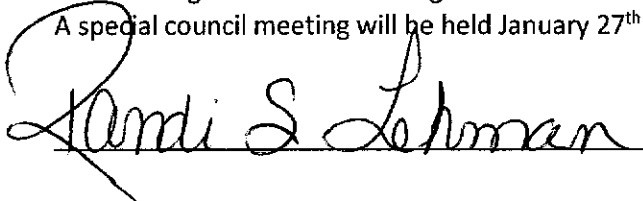
Hotel Feasibility Study: A survey is being put together for local businesses and organizations to complete.

No Public Comment.

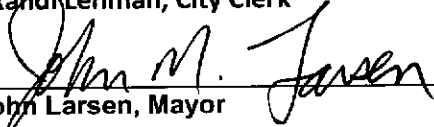
Motion by Irlmeier and second by Leeper to adjourn. All Ayes. Motion carried.

The next regular Council meeting is scheduled for February 10th at 6:30 pm.

A special council meeting will be held January 27th at 6:30 pm.



Rand Lehman, City Clerk



John Larsen, Mayor