

Adair City Council
City Hall Chambers
March 10, 2021

A regular City Council meeting was held March 10, 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, Clerk Randi Lehman and council persons, Rick Stanley, Perry Leeper, Kyle Irlmeier and Rick Hays. Absent: Jeremy Gettler.

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

The consent agenda listed the following items to be approved; Council Minutes (2/10), Bills and Payroll, Monthly Financials, and Pay Draw #4 for \$18,062.86 and #5 for \$13,380.86 from Tanzanite Homes, Midwest Partnership dues for \$839 and the Adair Library budget for FY22.

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

The following bills were presented to be approved.

BILLS SUBMITTED FOR APPROVAL FOR MARCH 10, 2021 COUNCIL MEETING

VENDOR	REFERENCE	AMOUNT
ACCESS SYSTEMS LEASING	COPIER CONTRACT	228.84
ADAIR AUTO PARTS	PARTS	778.48
ADAIR FEED & GRAIN	PROPANE	107.89
ADAIR NEWS	PUBLICATIONS	1,002.61
ALLIANT ENERGY	UTILITIES	4,426.72
ANITA SUPPLY CENTER	SUPPLIES	51.39
AUDITOR-STATE OF IOWA	2020 FILING FEE	425.00
BAKER & TAYLOR	LIBRARY MATERIALS	310.63
BLACK HILLS/IOWA	UTILITIES	838.45
CANON FINANCIAL SERVICES	PRINTER CONTRACT	223.50
CASEY MUTUAL	PHONE / INTERNET	74.95
CLEAN SWEEP	CLEANING-MOWING CONTRACT	2,673.50
COMPUTER SYS INC	PRINTER CONTRACT	147.00
CORPORATE WAREHOUSE	TONER	1,679.60
DEARBORN NATIONAL	INSURANCE	.40
DELTA DENTAL	INSURANCE	320.88
EFTPS	FED/FICA TAX	4,384.49
EXCHANGE STATE BANK	HSA / LOAN	9,560.00
FICHTER MUNICIPAL SERVICE	USDA BOND COUNSEL	15,500.00
GUTHRIE CO REC	UTILITIES	827.63
HAWKINS	SUPPLIES	1,156.09
IPERS	IPERS	3,161.13
JACOBSENS	SUPPLIES	283.54
JASON ROBERTS	SNOW REMOVAL	1,317.50
JENSEN & SON CONST	CRAWFORD ADD HOUSE	59,102.00

JOHN DEERE FINANCIAL	PARTS	151.10
KASEY BROSAMLE	CELL PHONE REIMB	75.00
KEYSTONE LAB	TESTING	800.00
JOHN LARSEN	MILEAGE REIMB	88.16
RANDI LEHMAN	CELL PHONE & HSA	491.00
MARK EMGARTEN	CELL PHONE	75.00
MTS INC	SANITATION	4,283.74
OFFICE DEPOT	SUPPLIES	159.70
PAYROLL	PAYROLL	14,902.91
PETTY CASH	SUPPLIES	21.34
POLYCHRONIC, PMC	CONSULTING FEES	4,975.00
PRECISION CONCRETE	STREET / ALLEY PROJ	25,607.18
RYAN BILLHEIMER	CELL PHONE	75.00
SNYDER & ASSOCIATES	ENGINEERING FEES	16,578.00
SUNDS FENCING	GARAGE REMOVAL	2,026.20
TANZANITE HOMES CO	CRAWFORD ADD HOUSE	31,443.72
TREASURER-STATE OF IOWA	STATE / WET TAX	796.00
V ULDRICH	UTILITY DEP REFUND	150.00
VISA-EXCHANGE STATE BANK	CREDIT CARD	1,134.00
WEX BANK	FUEL CARD	636.00
WILSON WELDING	REPAIRS	1,006.32
WINDSTREAM	TELEPHONE BILL	919.45
ZIMMYS BODY SHOP	REPAIRS	2,513.17

REPORT TOTALS

\$217,490.21

	REVENUE	DISBURSED
GENERAL FUND	12,072.26	39,560.98
CEMETERY FUND	52.52	1,345.28
COMMUNITY CENTER	40.00	0
ROAD USE FUND	6,826.20	3,021.05
EMPLOYEE BENEFIT FUND	164.02	3,550.56
LOST	0	0
URBAN RENEWAL	713.77	0
TIF	0	0
DEBT SERVICE	422.94	0
COMMUNITY DEVELOPMENT	0	2,026.20
HOUSING PROGRAM	0	90,545.72
STREET CAPITAL EXPENSE	0	57,685.18
WATER	26,565.34	8,257.96

SEWER	20,384.36	7,213.54
GARBAGE	7,769.80	4,283.74
TOTAL FUNDS	75,011.21	217,490.21

Discussion and possible action on the Adair Chamber hotel/motel request.

Brenna Westergaard presented the Council with a request on behalf of the Adair Chamber for a portion of the hotel/motel tax as they have in previous years. They are asking for a donation of \$4000 for fy21 and fy22.

Motion to donate \$4000 for fy21 immediately and \$4000 for fy22 after July 1, 2021 was made by Leeper and 2nd by Irlmeier. All ayes.

Discussion and possible action on a donation request from Boys & Girls Club.

Heather Schneider advised that she is the new Executive Director for the Adair Boys & Girls Club. She informed the Council of the issues they had with Covid, and how they were able to reopen and the safety measures they have taken. She also explained of the upcoming summer events and changes / updates they would like to do at club. They are requesting a donation in the amount of \$8000.

Motion to donate \$4000 immediately for fy21 and \$4000 in July for fy22 was made by Stanley and 2nd by Irlmeier. All ayes.

Public Hearing: Proposed Property Tax Levy

Motion to open Public Hearing at 6:47 made by Hays and 2nd by Irlmeier. All ayes.

Fichter advised Council and public that the maximum levy collection in fiscal year 2022 is \$303,059, and the levy rate is exceeding the maximum 2% increase from the 2021 fiscal year.

Motion to close Public hearing was made by Hays and second by Irlmeier. All ayes.

Motion to approve the max levy rate was made by Stanley and 2nd by Leeper. All ayes.

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

Resolution 21-0310-02: Approving Contract and Bonds.

Motion to approve Resolution 21-0310-02: Approving contract and bonds executed by Viking Painting, LLC for the Water Tower Riser Pipe replacement project was made by Hays and second by Stanley. All ayes.

Discussion and possible action on 2021 Water Treatment replacement plant.

Dave Sturm with Snyder and Associates advised that he is still waiting to hear back from the USDA for approval. Item tabled and a special meeting set for March 17th if the USDA has approved the project funding by then.

Discussion and possible action on the Adair Community Center & Splash Pad.

Fichter explained about a grant that is available through Iowa Water & Land Conservation. He would like a motion to complete the grant application.

Motion by Stanley to approve Fichter to apply for a grant for the Community Center Splash Pad through the Iowa Water & Land Conservation fund. Second by Leeper. All ayes.

Discussion and possible action on the City Budget.

Fichter requested that a special meeting be held on March 24th to go over the budget for FY22.

Discussion and possible action on Resolution 21-0310-04: Set Public Hearing for interim financing for USDA projects.

Fichter explained that a Public Hearing was needed to discuss entering into a loan agreement not to exceed \$3,000,000 for the purpose of expenses related to interim financing for any essential corporate purpose project.

Motion by Hays to approve Resolution 21-0310-04 to set a public hearing for interim financing for USDA projects on March 24, 2021. Second by Irlmeier. All ayes.

Updates on on-going items:

Dorsey Whitney invoice: Fichter has spoken to Dorsey Whitney and reminded them of previous conversations about not paying for services unless funding was found and approved. Council will leave the issue as is.

Hotel Feasibility Study: No new updates; study continues.

Everett Anderson invoice: Jury trials are scheduled to begin after July 1. Once a date is provided an update will be given.

Public Comment:

Comments from Joanne Byars in regards to the eligibility of Councilman Gettler remaining on the City Council after he has moved out of town were heard by the Council. The City has contacted the Iowa League of Cities for verification. The state code in Section 39.27 requires a city council member to be a resident when elected, and continue to be a resident during their tenure in office. The state code does not define "resident", therefore at minimum a council member must own an actual residence in the city. Since Gettler is still eligible to remain on the council, and because his position is elected, there is no "firing" him from the council. Gettler has confirmed that once his property sells, or possibly before it sells, he will resign his position.

Comments about the status of the Community center were received as well. As explained in prior meetings, grants are being applied for. Fichter explained to the public that grants must be applied for PRIOR to doing any actual work. Once there are concrete details in regards to design, construction, funding, etc. they will be made public.

Employee Reports:

Billheimer discussed the need for some equipment, such as a crack sealer. He will do more checking into prices.


Lehman advised the City of Adair website will be up and running by the end of the month and a notice will be on the water bills. It will take a bit of time to get it completely up to date, but it will be usable.

There will be a Planning & Zoning / Board of Adjustments meeting on Wednesday March 17th at 5:30 pm.

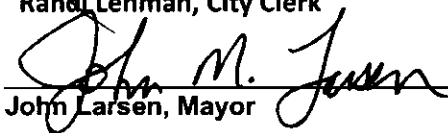
Motion by Irlmeier and second by Stanley to adjourn. All Ayes. Motion carried.

The next regular Council meeting is scheduled for April 14th at 6:30 pm.

A special council meeting will be held March 17th and March 24th at 6:30 pm.



Randi Lehman, City Clerk



John Larsen, Mayor