

Adair City Council
City Hall Chambers
February 10, 2021

A regular City Council meeting was held February 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 and Rick Hays. Absent: Kyle Irmeier and Jeremy Gettler.

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

The consent agenda listed the following items to be approved; Council Minutes (12/9, 12/22, 1/13, 1/27) Bills and Payroll, Monthly Financials, Dollar General Liquor License, and Pay Draw #2 for \$72,694.98 and #3 for \$32,297.07 from Tanzanite Homes.

Motion by Hays to approve the consent agenda. Second by Leeper. All ayes.

The following bills were presented to be approved.

BILLS SUBMITTED FOR APPROVAL FOR FEBRUARY 10, 2021 COUNCIL MEETING

VENDOR	REFERENCE	AMOUNT
ACCESS SYSTEMS LEASING	COPIER CONTRACT	228.84
ACCO	CHEMICALS	267.00
ADAIR NEWS	PUBLICATIONS	1134.74
ALLIANT ENERGY	UTILITIES	4,695.89
BAKER & TAYLOR	LIBRARY MATERIALS	141.56
BLACK HILLS/IOWA	UTILITIES	716.53
BOHLMANN & SONS	SANITATION	68.60
BROWN ELECTRIC	MAINT WATER TOWER LIGHTS	90.00
CASEY MUTUAL	PHONE / INTERNET	149.90
CLEAN SWEEP	CLEANING-MOWING CONTRACT	2,073.50
DELTA DENTAL	INSURANCE	320.88
EFTPS	FED/FICA TAX	3,978.89
EXCHANGE STATE BANK	HSA / LOAN	1,247.68
GRAINGER	SUPPLIES	267.85
GUTHRIE CO SOLID WASTE	PER CAPITA AGREEMENT	3,905.00
GWORKS	ASSET MANAGEMENT	6,000.00
HAWKEYE TRUCK EQUIP	MAINTENANCE	597.00
IA MUNICIPAL FINANCE	MEMBERSHIP DUES	50.00
IOWA DOT	MAINTENANCE	113.18
IPERS	IPERS	2,882.47
JENSEN & SON CONST	CRAWFORD ADD HOUSE	24,300.00
KASEY BROSAMLE	CELL PHONE	75.00
KEYSTONE LAB	TESTING	40.50
RANDI LEHMAN	CELL PHONE & HSA	491.00
MARK EMGARTEN	CELL PHONE	75.00

MTS INC	SANITATION	8,549.42
OFFICE DEPOT	SUPPLIES	175.24
PAYROLL	PAYROLL	13,593.95
PERRY'S WINDOW SERVICE	WINDOW CLEANING	20.00
PETTY CASH	SUPPLIES	11.00
POLYCHRONIC, PMC	CONSULTING FEES	4,860.00
PRO SOURCE OF DSM	CRAWFORD ADD HOUSE	3,469.60
RADAR ROAD TEC	RADAR CERTIFICATION	35.00
RYAN BILLHEIMER	CELL PHONE	75.00
SCHROER & ASSOC	ANNUAL EXAM	1,850.00
SICOG	MEMBERSHIP DUES	845.82
SNYDER & ASSOCIATES	ENGINEERING FEES	33,659.00
TANZANITE HOMES CO	CRAWFORD ADD HOUSE	104,992.05
TREASURER-STATE OF IOWA	STATE / WET TAX	4,795.00
VERIZON	POLICE CELL	80.02
VISA-EXCHANGE STATE BANK	CREDIT CARD	2,665.15
VSP INSURANCE	INSURANCE	89.60
WEX BANK	FUEL CARD	424.46
WINDSTREAM	TELEPHONE BILL	891.60

REPORT TOTALS

\$234,992.92

	REVENUE	DISBURSED
GENERAL FUND	11,759.20	36,520.10
CEMETERY FUND	81.26	1,345.28
ROAD USE FUND	9,035.05	2,331.32
EMPLOYEE BENEFIT FUND	142.08	580.03
LOST	11,665.54	0
TIF	346.60	0
DEBT SERVICE	332.53	687.68
COVID 19 REIMBURSEMENT	16,945.56	0
HOUSING PROGRAM	0	129,292.05
STREET CAPITAL EXPENSE	0	37,128.60
WATER	19,868.45	8,182.55
SEWER	18,601.63	6,385.89
GARBAGE	7,119.99	12,539.42
TOTAL FUNDS	95,897.90	234,992.92

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

Motion to open Public Hearing on Plans, Specifications and Form of contract made by Hays and 2nd by Stanley. All ayes.

No public comments.

Motion to close public hearing was made by Stanley and 2nd by Leeper. All ayes.

Resolution 21-0210-01: Approving Plans, Specifications and form of contract.

Motion to approve Resolution 21-0210-01: Approving plans, specifications and form of contract was made by Stanley and second by Hays. All ayes.

Review of Construction bids.

Dave Sturm with Snyder & Associates presented the bids to the council. Six bids were received with the lowest bid coming from Viking Painting LLC at \$99,700.00. Snyder's is recommending to award the bid to them.

Motion to approve Resolution 21-0210-02: Resolution Making award of contract to Viking Painting LLC was made by Hays and second by Leeper. All ayes.

Discussion and possible action on Supplemental Agreement #1 with Snyder & Associates for the Stormwater Utility Facility Plan and 2021 Street Improvement Design summary.

Sturm advised Council that the USDA is requiring the stormwater report to be prepared for the entire city, not just Audubon Street as the city had originally requested. The additional service would cost \$7850.00.

Motion to approve the Supplemental Agreement #1 for the stormwater utility facility plan was made by Stanley. Second by Hays.

Discussion and possible action on the 2021 Healthcare plans.

Lehman advised that the staff would like to remain with their current plan through National General. There will not be a price increase for the renewal.

Motion to approve staying with National General for health coverage for the plan year starting March 1, 2021 through February 28, 2022 was made by Stanley and second by Leeper. All ayes.

Discussion and possible action on 2021 Water Treatment Replacement plant project.

Motion to open Public Hearing on Plans, Specifications and Form of contract made by Stanley and 2nd by Leeper. All ayes.

No public comments.

Motion to close public hearing was made by Hays and 2nd by Leeper. All ayes.

6:51 p.m. Councilman Irlmeier arrived.

Resolution 21-0210-03: Approving Plans, Specifications and form of contract.

Motion to approve Resolution 21-0210-03: Approving plans, specifications and form of contract was made by Stanley and second by Hays. All ayes.

Review of Construction bids.

Dave Sturm with Snyder & Associates presented the bids to the council. Four bids were received. Synergy Contracting LLC had submitted the lowest bid at \$2,731,300. However Synergy contacted Snyder & Associates and explained that their bid had a significant error and they requested their bid to be withdrawn. Therefore Snyder's is recommending the city to approve the second lowest bid from Building Crafts, Inc in the amount of \$3,535,000.

Fichter also advised Council that he has been in touch with the USDA. The USDA is in need of more information before contract should be awarded.

Motion by Hays to excuse the bid received from Synergy Consulting, LLC, and plans to enter into a contract with Building Crafts, Inc once USDA is ready. Second by Stanley. All ayes.

Motion to table Resolution 21-0210-04: Resolution making award of contract was made by Hays and second by Leeper. All ayes.

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

Doug Wedemeyer was present in representation of Casey Mutual Telephone Company. He provided the city with a letter of intent to purchase the property for \$40,000.

Motion to accept the letter of intent / offer from Casey Mutual Telephone Company for \$40,000 to purchase the property at 410 Audubon Street was made by Stanley and second by Leeper. All ayes.

Discussion and possible action on the City Budget.

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

Updates on on-going items:

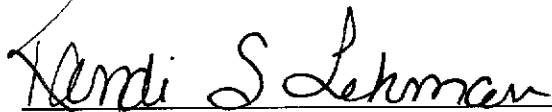
Anita 28E Police Agreement: The City of Anita is having their City Council meeting tonight. Chief Wendt will be in attendance to answer any questions they may have.

Hotel Feasibility Study: Surveys are being completed. Once the surveys are done, there will be a decision made on the need to do a feasibility Study.

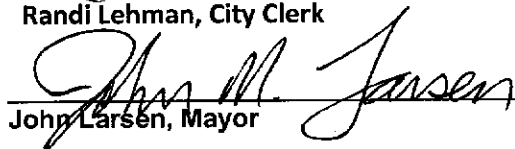
No Public Comment.

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

The next regular Council meeting is scheduled for March 10th at 6:30 pm.
A special council meeting will be held February 24th at 6:30 pm.

Handwritten signature of Randi S. Lehman in black ink, written over a horizontal line.

Randi Lehman, City Clerk

Handwritten signature of John M. Larsen in black ink, written over a horizontal line.

John Larsen, Mayor