

Adair City Council
City Hall Chambers
August 11, 2021

A regular City Council meeting was held August 11, 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, Perry Leeper, Kyle Irlmeier and Rick Stanley. Absent-Jeff Lee and Rick Hays.

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

The consent agenda listed the following items to be approved; Council Minutes from 7/14, Bills and Payroll, Monthly Financials, Building Crafts Change Order #2 Building Crafts Pay App #2 and Viking Painting Pay App #2.

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 AUGUST 11, 2021 COUNCIL MEETING

VENDOR	REFERENCE	AMOUNT
ACCESS SYSTEMS LEASING	COPIER CONTRACT	228.84
ADAIR AUTO PARTS	PARTS	285.39
ADAIR CHAMBER OF COMMERCE	COOKBOOK -LIBRARY	20.00
ADAIR NEWS	PUBLICATIONS	323.51
ALLIANT ENERGY	UTILITIES	11,248.66
ANITA SUPPLY CENTER	SUPPLIES	4.58
ATLANTIC PEST CONTROL	PEST CONTROL	65.00
BAKER & TAYLOR	LIBRARY	100.76
BLACK HILLS/IOWA	UTILITIES	236.07
BOHLMANN & SONS	SANITATION-LIBRARY	64.20
BUILDING CRAFTS	PAY APP #2	125,218.07
CASEY MUTUAL	PHONE / INTERNET	74.95
CASS CO TREASURER	PROPERTY TAXES	1,134.00
CLEAN SWEEP	CLEANING-MOWING CONTRACT	3,366.25
COMPUTER SERVICES INC	SOFTWARE MAINTENANCE	147.00
CULLIGAN WATER	SUPPLIES	9.08
DAVE BAKER	LIBRARY EVENT	175.00
DEREK SARGENT	CATALYST GRANT	40,000.00
EFTPS	FED/FICA TAX	4,314.13
EXCHANGE STATE BANK	HSA / LOAN	1,247.68
GALLS / CARPENTER UNIFORM	POLICE	56.99
GUTHRIE CO REC	UTILITIES	1,115.16
GUTHRIE CO SOLID WASTE	3 RD QTR BILLING	3,905.00
HARKINS SERVICE	SUPPLIES	21.75
IOWA ONE CALL	LOCATES	89.20

IPERS	IPERS	3,090.70
J-5 PLUMBING	CRAWFORD ADDITION	333.45
JACOBSENS	FREIGHT	259.60
KASEY BROSAMLE	CELL PHONE	150.00
KEYSTONE LAB	TESTING	57.50
RANDI LEHMAN	HSA/ CELL PHONE	566.00
LIBERTY NATIONAL	INSURANCE	100.35
MARK EMGARTEN	CELL PHONE	150.00
MILLER PLUMBING	CRAWFORD ADDITION	549.76
MUNICIPAL SUPPLY	METER SUPPLIES	1,437.90
OFFICE DEPOT	SUPPLIES	80.50
PAYROLL	PAYROLL	14,806.08
PETTY CASH	POSTAGE	1.20
PLOWMAN STANLEY TRENCH	COMMUNITY CENTER	4,245.36
RYAN BILLHEIMER	CELL PHONE	150.00
SMALL CITY RESOURCES	CONSULTING FEES	5,575.00
SCHILDBERGS	MAINTENANCE	3,492.80
SNYDER & ASSOCIATES	ENGINEERING SERVICES	3,121.00
TEAM SERVICES	WATER TREATMENT PLANT	780.00
TREASURER-STATE OF IOWA	STATE / WET TAX	4,859.00
VERIZON	POLICE CELL	40.01
VIKING PAINTING	PAY APP #2	25,610.88
VISA-EXCHANGE ST BANK	CREDIT CARD	1,353.19
VSP INSURANCE	INSURANCE	89.60
WEX BANK	FUEL CARD	650.47
WINDSTREAM	TELEPHONE BILL	435.69

REPORT TOTALS

\$265,437.31

	REVENUE	DISBURSED
GENERAL FUND	4,695.44	39,938.34
CEMETERY FUND	18.70	1,345.28
COMMUNITY CENTER	2,104.00	0
ROAD USE FUND	12,217.04	4,807.50
EMPLOYEE BENEFIT FUND	340.90	455.40
LOST	11,516.85	0
URBAN RENEWAL TIF	126.86	0
TIF REVENUE SUMMIT CUT	678.32	0
DEBT SERVICE	794.61	687.68
COMMUNITY DEVELOPMENT	40,000.00	40,950.00

HOUSING PROGRAM	0	0
STREET CAPITAL EXPENSE	0	157,435.31
PERPETUAL CARE	0	0
WATER	25,768.97	7,663.74
SEWER	20,443.43	8,159.06
GARBAGE	7,582.87	3,995.00
TOTAL FUNDS	126,287.99	265,437.31

Discussion and possible action on addition of requiring surveys on building permits.

Item will be tabled for a later date.

Discussion and possible action on Plans & Specifications for the Community Center project.

Snyder & associates provided printed copies of the plans and Specs for review.

Discussion and possible action on Building Permit 2021-13 Superior Shine.

Superior Shine has requested to gravel more of their lot so they can allow for more long-time campers. There will be a maximum of 10 campers. Billheimer confirmed that there is an adequate sewer system.

Motion to approve Building Permit 2021-13 For Superior Shine was made by Stanley and second by Leeper. All ayes.

Discussion and possible action on 2021 Community Catalyst & Building Remediation Grant.

The city has been awarded a Community Catalyst and Building Remediation grant not to exceed \$100,000 to be used on the Old Macs Grill building for a redevelopment project with Ashley Smith. The city has received copies of Ashley Smith's budget and cost estimates and has written a development agreement for Ashley. The Developer (Smith) agrees to complete the project per the Community Catalyst program application and the budget for the project shall be at least \$24,438. The city shall contribute \$19,400 to the project, once the project is completed.

Motion to Approve the development Agreement with Ashley Smith was made by Stanley and second by Irlmeier. All ayes.

Motion to approve the contract with the Iowa Economic Development Authority was made by Irlmeier and second by Stanley. All ayes.

Discussion and possible action on Fiscal year end transfer of funds.

Fichter provided Council with a resolution for the transfers that needed to be completed so the expenses and revenues are appropriately matched.

Motion to approve Resolution 21-0811-01: Resolution to make various fund transfers was made by Irlmeier and second by Leeper.

Ayes: Stanley, Leeper, Irlmeier

Absent: Lee, Hays

Updates on on-going items: Item tables as there were no updates.

Hotel Feasibility Study:

Everett Anderson invoice:

Public Comment:

Public questioned the Town Hall meetings for the Adair Community Center and the timing of the meetings. Meetings were set for 5:00 pm and no requests for a different date or time have been received.

Employee Reports:

Clerk's report was on paper.

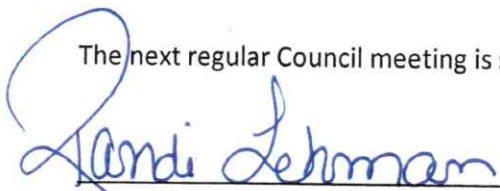
Chief Wendt presented the council with a letter he received from Adair County Sheriff Jeff Vandewater. The letter explained how the Sheriff's Department is happy to assist the Adair Police Department, as well as other departments, when they are able to. However, they do have a priority to cover their own duties and at times there is only one deputy available. Wendt discussed the possibility of hiring Sawyer Ocheltree as a full-time officer once he graduates from the academy. Item will be put on a future agenda.

Motion to go into closed session per Iowa Code 21.5C-Discussion with City Attorney regarding possible litigation was made by Stanley and second by Leeper. All ayes.

Motion to come out of closed session was made by Irlmeier and second by Stanley. All ayes.

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

The next regular Council meeting is scheduled for September 8th at 6:30 pm.



Randi Lehman, City Clerk



John Larsen, Mayor