

MARCH 21, 2022

The Keota City Council met on March 21, 2022 at the Keota City Hall. The work session was called to order by Mayor Anthony Cansler at 6:10 p.m.

Council members answering roll call were: Danielle Imhoff, Heath McDonald, and Matt Greiner. City Employee present was Tomisha Hammes. Also in attendance was Patrick Eagan – One Design and Engineering, Nick Beinhart, Dan Flynn, Karen Sypherd, Linda Werger, Jim Tinnes and Kathy Davis arrived at 6:32 p.m.

Discussion on the Keota Municipal Pool – Patrick Eagan presented the 30% completion of design plans and the new updated estimates. There will be two pumps on the system. The pool pump will pump treated water to the splash pad. This will be a less water usage for the City, warmer water coming out of the splash pad, and better pressure for the features, which means more opportunities for different water features. Two outdoor restrooms have now become one family restroom. The next step is to send out for bids. As of now, May 17, 2022 is the tentative date for when the bid notice will be release – this date could potential be moved up. The City plans to submit a public notice of bids in the News Review, Southeast Iowa Union, Cedar Rapids Gazette and Oskaloosa Herald. June 14, 2022 is the tentative date that bids will need to be turned back in to the Keota City Hall.

Motion was made by Councilwoman Imhoff to adjourn the work session at 6:38 p.m. Councilman McDonald seconded the motion. Motion passed with a 3-0 vote.

The regular meeting was called to order at 7:05 p.m. by Mayor Anthony Cansler.

Council members answering roll call were Mike Bender, Keith Conrad, Danielle Imhoff, Matt Greiner, and Heath McDonald. City Employees present were Micah Harmsen, Toni Greiner, and Tomisha Hammes. Also in attendance was Nick Beinhart, Jim Tinnes, Chad McCleary, James Wallington, Rich Klein, Dan Flynn, Karen Sypherd, Linda Werger, Chris Flander, Jane Flander, Albert McCurry, Kathy Davis, Brandon Imhoff, Bill Miller, Necole Miller, Lakin Miller, Janie Westendorf, Lori Hammes, and Craig Wiggins.

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$400,000 General Obligation Capital Loan Notes, in order to provide funds to pay costs of the reconstruction, improvement and revitalization of the new city swimming pool, for general corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes and the right to petition for an election had been published as provided by Sections 384.24A and 384.26 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, in the manner provided by Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Notes be submitted to the qualified electors of the City.

He stated that the City of Keota Municipal Advisor recommended passing the Resolution for the loan in case a need for the funds could potentially arise for the pool project. Just because the Council passes the Resolution, doesn't mean that the City is required to borrow the money.

Comments: Craig Wiggins – If the Pool Advocates don't raise the funds will the city be responsible to pay back the money. Yes. He also asked what the estimate was for the pool and when was it updated. The estimate was submitted as of Sunday, March 20, 2022. He was also concerned with the operation

costs of the pool. Nick Beinhart stated that the Pool Advocates have gotten their 501c3 with a goal of paying for swimming lessons, making sure every child has a chance to swim, and if the City doesn't budget for something, the Pool Advocates will help pay for certain items. Mr. Wiggins talked to his attorney and his attorney stated that if a petition is signed by 10% of voters from the last election then the Council can't approve the loan. The City's attorney stated and it was published that the petition would need to be turned in before the date of the public hearing.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that one written objection had been filed on Monday, March 21, 2022 at 3:00 p.m. The Mayor then called for oral objections to the issuance of the Notes and one had been made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

Motion was made by Councilman Bender to close the public hearing. Councilman Conrad seconded the motion. Roll call vote: Ayes – Bender, Conrad, Imhoff, Greiner, McDonald; Nays - None; Absent - None; Motion passed with a 5-0 vote.

Mayor Cansler opened the regular meeting at 7:29 p.m.

Motion was made by Councilman Conrad to approve the consent agenda including minutes from the March 7, 2022 meeting, February month end financials, and payment of bills. Councilman Bender seconded the motion. Motion passed with a 5-0 vote.

**CITY OF KEOTA  
MARCH 21, 2022 COUNCIL MEETING  
FOR PERIOD MARCH 8- MARCH 21, 2022**

<u>PAYEE</u>	<u>AMOUNT</u>	<u>COMMENT</u>
CONRAD, DOUGLAS L.	\$1,907.71	Payroll
GREINER, ASHLEY	\$62.63	Payroll
GREINER, TONIA	\$902.52	Payroll
HAMMES, TOMISHA	\$1,388.05	Payroll
HARMSSEN, MICAH	\$1,367.83	Payroll
SLAUBAUGH, KEVIN L.	\$1,571.73	Payroll
EFTPS	\$2,215.66	Employee Withholdings
BLUE CROSS BLUE SHIELD	\$9,428.57	Employee Benefits
UNITED STATES POST OFFICE	\$155.20	Water/Sewer - Monthly Water Bills
CARGILL	\$11,311.02	Water - Salt
H & M FARM & HOME	\$17.98	Water - Pipe Plugs
IOWA MUNICIPAL FINANCE OFFICERS ASSN.	\$50.00	City Hall - Association Dues
MID-AMERICA PUBLISHING	\$381.54	All Dept. Publications
US CELLULAR	\$145.84	All Dept. Cell Phones
QUILL CORP	\$149.13	All Dept. Office Supplies
WINDSTREAM	\$231.01	All Dept. Phone/Fax
<b>TOTAL</b>	<b>\$31,286.42</b>	

**February Month End Financials**

FUND	BEGINNING BALANCE	RECEIPTS	EXPENDITURES	END BALANCE
LIBRARY CD 1	\$39,541.88	\$24.65		\$39,566.53
LIBRARY CD 2	\$31,058.30	\$19.36		\$31,077.66
SEWER CD	\$146,154.41			\$146,154.41
SEWER VEH CD	\$20,604.66	\$115.52		\$20,947.46
WATER CD	\$69,525.34	\$389.78		\$70,682.00

WATER VEH CD	\$426.40			\$426.40
DARE	\$1,025.86			\$1,025.86
POLICE FORFEITURE	\$572.49			\$572.49
GEN FD INV	\$1,450.01	\$0.03		\$1,450.04
GEN FD LIBR INV	\$4,982.61	\$0.11		\$4,982.72
LIB BUILDING	\$1,305.67	\$0.03		\$1,305.70
LIB MEMORIALS	\$306.12			\$306.12
PERPETUAL CARE FUND	\$10,317.80	\$0.24		\$10,318.04
POLICE VEHICLE INV	\$27,175.53	\$1.04		\$27,176.57
PARK & CEM VEH	\$606.61	\$0.01		\$606.62
CITY HALL BLDG RPR	\$19,223.26	\$0.44		\$19,223.70
CIVIL DEFENSE FU	\$3,176.02	\$0.07		\$3,176.09
KEOTA DAYCARE	\$1,190.56	\$0.03		\$1,190.59
WILSON MEMORIAL LIB	\$17,579.75	\$0.40		\$17,580.15
T&A METER INV	\$23,679.70	\$0.55		\$23,680.25
SIDEWALK SAVINGS	\$14,531.24			\$14,531.24
WTR VEH SAVINGS	\$29,320.94			\$29,320.94
WTR TWR MAIN SAVINGS	\$9,649.04			\$9,649.04
SEWER VEH SAVINGS	\$9,124.71			\$9,124.71
SNOW EQUIPMENT SAVINGS	\$5,074.06			\$5,074.06
CHECKING	\$1,325,248.25	\$65,716.56	\$49,766.40	\$1,341,198.54
GENERAL		\$5,509.22	\$17,732.72	
GENERAL - LOCAL				
OPTION				
CITY HALL PETTY CASH	\$50.00			\$50.00
CITY HALL CASH DRAWER	\$100.00			\$100.00
DARE				
ROAD USE		\$9,869.44	\$5,013.06	
EMPLOYEE BENEFIT		\$378.51	\$7,149.27	
DEBT SERVICE		\$51.72		
CAPITAL IMPROVEMENT		\$387.83		
LIBRARY		\$3,309.31	\$3,751.26	
LIBRARY PETTY CASH	\$25.00			\$25.00
LIBRARY MUSEUM				
WATER		\$25,305.45	\$13,658.30	
CP. WTR. TRTMNT. PLANT				
CP. WTR. TOWER				
CP. WTR. MAIN DAVIS ST				
CP. WTR MAIN				
BROAD/DAVIS				
UTILITY DEPOSITS		\$200.55	\$100.00	
SEWER		\$24,565.56	\$13,382.60	
SEWER EXT-BROADWAY				
SEWER PLANT UPGRADE				
TOTAL				\$1,830,522.93

#### Department Reports:

-Public Works Department – Micah Harmsen - There is a new estimate with the skid steer. There is money budgeted for it and also from the tractor sale, but when ordering it the price may increase. LL Pelling is in town surveying bad spots that will be resurfaced this spring. Street sweeper parts are finally in. It will be put back together and hopefully get out to clean streets this week. Tremmel was in town to help look for a leak due to high water usage. One leak was located and repaired. There seems to be another one that has not surfaced yet. As soon as the potholes dry out they will be patched on East Broadway Avenue. Working on picking up cornstalks around ball fields. There have been numerous people dumping trash at the compost site. Recommend getting a trail cam put up because

there is a fine if someone is caught dumping trash at the compost site. They did not look for bids to remove the trees at the park for the pool project as there is an in-kind donation made to the Pool Advocates to remove the trees. Slaubaugh talked to John Henderson about where he would like the memorial trees moved to. The public works is requesting a two week heads up on when the pool project will start and wait to remove the small shelter and basketball court then as it won't take long to remove everything. This way the park won't be disrupted until the pool project gets underway. Chad McCleary – The chlorine injection point has been fixed. The tank was assessed and needs to be cleaned. He has reached out to Viking about cleaning the tank when they do the tower. He will also see if they can inspect and clean the salt tank. The flow meter at the sewer plant is giving error codes. Jetco will be called to take a look at it. Talking with the DNR about not using the UV system this summer. They will do testing prior to the required testing to make sure the numbers are where they need to be.

-Police Department – A written report was submitted. Reporting period of March 1 through March 17, 2022. There were twenty-three (23) service calls/complaints and three (3) citations issued. Service Calls/Complaints: one family and children, one liquor law, one disorderly conduct, one other criminal violation, three suspicion, one suicide/statement, one accident (traffic), four assist and serve, two civil dispute, five misc. complaints, two dog/cat/misc. animal, and one domestic abuse. Citation issued: two speed/alternative enforcement, one operate while intoxicated/2<sup>nd</sup> offense.

-Wilson Memorial Library – Donations coming in for the Summer Reading Program. Princess party went well. Going to a Summer Planning Fair in Sigourney to talk about different events coming up. Coffee at the Library on Mondays starting at 10:00 a.m. The Story Walk was changed on Sunday, March 20 at the KeWash Trail.

-Keota Historical Museum – Last summer Denny Schaffer donated to the Museum old city maps. Mayor Cansler took them to make copies of them for the Museum. Brett Romoser, new board member, has made boxes to display the maps. These will be install in the windows of the non-used offices in city hall. They will have a work meeting on Saturday, March 26 at 9:00 a.m.

Discussion of Keota Municipal Pool – The amenities of the splash pad were discussed at the last Pool Advocates meeting. They are looking at a farm theme. The new pool estimates came in, there are a few items that still need to be removed and/or changed from the cost estimate. Updated Pool Advocate account figures:

Phase I	3/21/2022
VFW account cash	\$68,905.27
Keota Unlimited cash	\$466,004.59
Keota Unlimited cash loan	\$83,362.00
Grants	\$550,000.00
In Kind	\$23,393.00
Stock	\$263,000.00
Total	\$1,454,664.86
Phase II Splash pad and Pool Amenities	
Loan	\$1000.00
In Kind	\$3,107.00
Cash	\$81,635.00
Stock	\$7,000.00
VFW Fundraiser	\$6,810.00

Total	\$99,552.00
Total Phase I, Phase II, Phase III	\$1,554,216.86
BC/BS Grant Application	\$89,000.00
Signed Pledges to Collect	\$61,770.00

Motion was made by Councilman Conrad to approve the Memorial Bench in front of Keota City Hall. Councilman Bender seconded the motion. Motion passed with a 5-0 vote. John Greiner and his family will be purchasing the bench in memory of his sons.

Motion was made by Councilman Bender to approve the liquor license for Lagos Acres Golf and Country Club. Councilman McDonald seconded the motion. Motion passed with a 5-0 vote.

Motion was made by Councilman Greiner to approve the liquor license for The Roost – new owners. Councilman McDonald seconded the motion. Motion passed with a 5-0 vote.

Discussion of Property Ordinances. Councilman Conrad stated that he and Councilman Greiner discussed identifying issues that fall within the City's ordinances. Once the letters are sent out keep record of the violations and when the deadlines are. Follow up and if the deadlines are not met, then send the information to the city attorney to move forward with citations. Councilman Greiner stated that he would like to see the Council take turns going around in pairs to identify problem areas along with photos and follow through with letters and/or citations. This was discussed during the Rural Housing meeting last week. Look at incentivizing people to do updates to their homes to help update and/or clean up. Clean up is an ongoing process and we as a Council need to keep up with it. Start this now before the city wide clean up so that there is a place to take their items that need to be disposed of.

Motion was made by Councilman Conrad to approve the Area 15 Contract for Technical Assistance on Updating the City of Keota Codebook. Councilman Bender seconded the motion. Motion passed with a 5-0 vote.

Motion was made by Councilman Conrad to approve Resolution 2022-16: Setting a Public Hearing on Monday, April 4, 2022 at 7:00 p.m. for Lease Proposal between the City of Keota and Cloudburst9 for the City property at the corner of Rock Island Avenue and South Fulton Street. Councilman Bender seconded the motion. Roll call vote: Ayes – Bender, Conrad, Imhoff, Greiner, McDonald; Nays - None; Absent - None; Motion passed with a 5-0 vote.

Motion was made by Councilman Bender to approve Resolution 2022-17: Not to exceed \$400,000 General Obligation Capital Loan Notes. Councilman Greiner seconded the motion. Roll call vote: Ayes – Bender, Conrad, Imhoff, Greiner, McDonald; Nays - None; Absent - None; Motion passed with a 5-0 vote.

The First Reading of Ordinance 2022-292: Water Use Metered: All water furnished customers shall be measured through meters furnished by the City. Multi-family properties, apartment complexes, and/or mixed residential/commercial properties are required to have individual water meters for each unit on premises.

Citizen Comments: Linda Werger – Asked if there was a way for organizations to help with clean-up for any elderly people in violation of property ordinances. She would be happy to talk with the leaders of the Community Youth Ministries to see if the kids could volunteer to help do clean-up. Kathy Davis – Asked if there were any ordinances on residents putting out trash in the afternoon on Monday after the trash has already been picked up. Jane Flander – Cox Sanitation meets at the small park and all the trash ends up blowing everywhere, so they end up picking up more trash. The Mayor said to take photos and send it to the Council for them to address it with Cox Sanitation.

Clerk/Council/Mayor Comments:

City clerk stated that she and Kevin Slaubaugh met with Larry Smith to discuss the new generator and emergency siren. Larry Smith will be submitting a grant for an estimated \$69,000 for the generator, siren, fence, barricades, and LP tank. The clerk will be attending a Rural Housing Workshop in Ames on Monday, April 11. She will also be attending the Iowa Municipal Finance Officer Association Conference in Des Moines on April 20-22 for her continuing education. There will be a Sesquicentennial Planning Meeting that is open to the public on Wednesday, April 6 starting at 7:00 p.m. in the Keota Community Room.

Councilman Bender thanked the Pool Advocates for the work they have done for the City.

Councilwoman Imhoff stated that she appreciates the people that signed the petition that was turned in to the Council. She never wants people to feel like their opinions don't matter, because their opinions matter to her. She voted yes for the loan because she feels that the Pool Advocates will come through and pay for the project.

Councilman Greiner discussed the Rural Housing Project. There was a community survey that was made public regarding housing, property conditions, and what they would like to see more of in town. 183 people responded. He went over items that people like and don't like about Keota that were mentioned in the survey responses. He finished with stating he loves and has so much pride in our town. He could have moved anywhere, but he chose to move back here because he truly feels that it is the best place to live.

Mayor Cansler thanked everyone for speaking up and stating your opinions tonight. He went on to say it takes everyone to get things done. The residents, volunteers, Council and city employees. It takes everyone. The Council use to cut the budget and nothing was progressing. We have to spend some money to help our city move forward.

Motion was made by Councilwoman Imhoff to adjourn at 8:53 p.m. Councilman Bender seconded the motion. Motion passed with a 5-0 vote. The City Council will next meet on Monday, April 4, 2022 at 7:00 p.m.

---

MAYOR ANTHONY CANSLER

ATTEST:

---

CITY CLERK TOMISHA HAMMES

\*These are not official minutes. These minutes will be approved at the next council meeting.\*