

JULY 6, 2015

The Keota City Council met on July 6, 2015, in the city hall. The meeting was called to order at 7:00 P.M. by Mayor Pro Tem Keith Conrad.

Council Members answering roll call were Davis, Greiner and Westendorf. Councilman Hill and Mayor Cansler were unable to attend. City employees present were Slaubaugh and Osweiler. Hailey Brown, *The Keota Eagle*; John Butters, *The Washington Evening Journal*; Scott Flynn, City Attorney; Brad Grefe, Area 15 Regional Planning; Steve Morse; Joe Sieren Melinda Eakins, Keota Visioning; & Denny Lyle, Keota Visioning; were also in attendance.

Motion was made by Greiner to approve the agenda, Westendorf seconded the motion. Motion passed with a unanimous vote.

Mayor Pro Tem Conrad called the public hearing to order. An interim public hearing was held on July 6, 2015, at 7:02 PM at City Hall in Keota, Iowa, for the purpose of updating the public on the status of the water improvements project funded by the Community Development Block Grant (CDBG) program.

Bradley J. Grefe, the grant administrator from Area 15 Regional Planning Commission, reported that in July 2014, the Iowa Department of Economic Development awarded CDBG funds to the City of Keota for the purpose of making improvements to the City's water systems. The benefit to low-to-moderate income persons is estimated at 51.50% based on a local income survey conducted in April 2013. The project benefits all persons in the community regardless of income.

The City applied for and was awarded \$256,100 in Community Development Block Grant funds. The city was to match the grant award with \$256,100 in local funds utilizing the State Revolving Fund program for drinking water. The original total estimated cost of the project was \$512,200. Between the times the grant was awarded and the agreement was finalized, the City incurred a failure in its primary well. The City, French-Reneker, and Area 15 RPC communicated with contractors and IEDA to discuss cost estimates and availability to perform the services. These discussions led to an increase in the final grant award to \$358,665. With the estimate provided by the construction company, an additional \$35,000 in City funds was committed to the project for a total estimated cost of \$649,765.

Upon the execution of the grant award, there were two major components of the project: the replacement of approximately 6,000 linear feet of water main and the emergency repairs to the well.

The construction contract for well rehabilitation was awarded to Northway Well & Pump (Marion, IA). The original contract price was \$128,848. Through the course of that part of the project, one change order was required; increasing the cost of the well repair by \$61,400.89 for a total cost of \$190,248.89. Construction on the well began in August 2014 and had concluded by September 2014.

The contract for water improvements construction was awarded to Volkens Excavating (Dyersville, IA). The original price was \$382,845. The original scope of work was to replace 6,000 linear feet of water main along with various fittings and valves. This has not changed. Construction began in April 2015 and is projected to be complete by September 2015. The contractor has invoiced twice so far, with the last payment request presented on 6/11/15. To that point, nearly 64% of the work had been completed.

The CDBG contract end date is June 30, 2017.

There were no comments, concerns, and questions when floor became open for them.

Approximately seven people were in attendance.

Current Status of Funds (As of 07/06/2015)

BUDGET	Last Draw	Award/ Amount	Spent to Date	Balance Remaining	% Compl
CDBG	7/6/15	337,465.00	196,787.14	140,677.86	58%
Local (SRF Loan)	5/18/15	285,000.00	203,151.62	81,848.38	71%

Local (City Funds)	10/31/14	35,000.00	101,022.09	\$0.00	100%
Grant Administration	7/6/15	21,200.00	13,640.57	7,559.43	64%
TOTAL		\$677,665.00	\$513,601.42	\$164,063.58	76%

CONTRACTS	Last Invoice	Contract Amount	Spent to Date	Balance Remaining	% Compl
French-Reneker - Well	10/31/14	12,914.34	12,914.34	\$0.00	100%
French-Reneker - Mains	4/30/15	48,100.00	20,338.79	27,761.21	42%
Northway Well & Pump	9/24/14	190,248.89	190,248.89	\$0.00	100%
Volkens Excavating	6/11/15	382,845.00	244,692.07	\$138,152.93	64%
TOTAL		\$634,108.23	\$468,194.09	\$165,914.14	74%

Motion was made by Davis to close the public hearing, Greiner seconded the motion. Motion passed with a unanimous vote. Public hearing closed at 7:12 p.m.

Mayor Pro Tem Conrad called the regular meeting back to order immediately following the public hearing.

Motion was made by Westendorf, seconded by Davis to approve the minutes from the previous meeting. Motion carried unanimously.

Joe Sieren and Steve Morse attended the meeting to ask questions concerning the water main project and tile lines. Slaubaugh will address their concerns with Volkens and make sure the areas are fixed.

Motion was made by Westendorf to approve Draw #5 for CDBG, Davis seconded the motion. Motion passed with a unanimous vote.

Scott Flynn went over the contract that Genus had prepared for the planning and design part of the trail head. He informed the council that this contract is standard and there may be some changes made to the contract but there will be no expense to the city. All the work will not be done by the October 1st deadline but they have discussed this with the grant coordinator. The council asked if they had to construct the design once it was completed. Eakins informed them that they don't have to until the funds are available. She also updated the council on the REAP grant she is working on and will be presenting it sometime next month. Lyle updated the council on his progress with the current land owner.

Motion was made by Davis to approve the contract with Genus for the trail head planning and design, Westendorf seconded the motion. Motion passed with a unanimous vote.

Kevin Slaubaugh presented the following for the public works report. Visu-Sewer is done videoing and cleaning the sewer lines. The results of the videoing will be completed in a few weeks. There was a water main break on Washington Avenue by Adams Street. There is about two blocks left of tie-ins and service lines in the water main project. When they are done with the connections than they will go around and fix the tiles and storm drains along with residential properties. Greiner made a motion to approve the public works report, Westendorf seconded the motion. Motion passed with a unanimous vote.

Officer Doug Conrad submitted the following written report for the police department. There were seventeen complaints/service calls: burglary, theft, other criminal violations, two assist and service, civil dispute, four traffic violations, domestic abuse, three animal complaints and three misc. complaints. He made one arrest for domestic abuse assault with weapon and operate without owner's consent. Motion was made by Westendorf to approve the police departments written report, Greiner seconded the motion. Motion passed with a unanimous vote.

Motion was made by Davis to approve K.Weber for the pool concession stand employee, Westendorf seconded the motion. Motion passed with a unanimous vote.

The council reviewed the final design plans for the waste water plant. Osweiler informed them of the information that Matt Wildman, HR Green, had presented at an earlier meeting. Greiner made a motion to approve the final design for the waste water plant, Westendorf seconded the motion. Motion passed with a

unanimous vote.

Motion was made by Westendorf to approve the Keota Veterinary Clinic building permit, Davis seconded the motion. Motion passed with a unanimous vote.

Motion was made by Davis to approve 206 South Ellis Street, 405 South Iowa Street and 310 North Ellis Street tax levy, Westendorf seconded the motion. Motion passed with a unanimous vote.

Motion was made by Greiner to approve Resolution 2015-15: A Resolution Authorizing the City Clerk to Destroy Certain Records, Westendorf seconded the motion. A roll call vote was taken: "Ayes"- Davis, Westendorf, Greiner & Conrad; "Nays"-None & "Absent"-Hill. Motion passed with a majority vote.

Motion was made by Davis to approve the following transfers, Greiner seconded the motion. Motion passed with a majority vote.

<u>Account Number</u>	<u>Account Debit</u>	<u>Amount</u>	<u>Account Credited</u>	<u>Account Number</u>
773856	Local Opt Sls Tx	\$ 2,500.00	Police Veh	112101
773856	Local Opt Sls Tx	\$ 2,500.00	Park & Cem	112103
773856	Water Equip.	\$ 5,000.00	T&A Meters	112120
773856	Wt. Veh Purchase	\$ 5,000.00	water veh	New Account #
773856	Wt. Twr Main	\$ 2,000.00	water tower main	New Account #
773856	Sewer Veh Purch	\$ 5,000.00	sewer veh	New Account #
773856	misc. capital impr	\$ 4,717.00	Police Veh	112101
773856	misc. capital impr	\$ 4,817.00	water veh	New Account #
773856	misc. capital impr	\$ 4,817.00	sidewalk	New Account #

Motion was made by Westendorf to pay the bills list below, Davis seconded the motion. Motion passed with a unanimous vote.

Davis asked about the receipt for the DARE account. Osweiler will ask Officer Conrad for it. Motion was made by Davis to approve the June financial presented below, Westendorf seconded the motion. Motion passed with a unanimous vote.

<u>FUND</u>	<u>RECEIPTS</u>	<u>EXPENDITURES</u>	<u>BALANCE</u>
DARE		60	716.20
POLICE FORFEITURE			769.24
GEN FD INV	0.18		1427.28
GEN FD LIBR INV	0.61		4904.55
LIB BUILDING	0.16		1285.30
LIB MEMORIALS	0.15		300.63
GEN FD CEM INV	1.04		8407.34
POLICE VEHICLE INV	0.06		510.24
PARK & CEM VEH	0.49		3984.26
CITY HALL BLDG RPR	1.84		14934.72
CIVIL DEFENSE FU	0.38		3126.34
TENNIS COURT PARK	0.02		179.54
LIB PFI	2.13		17304.90
T&A METER INV	5.8		35301.60
CHECKING	129183.12	325758.04	198375.16
GENERAL	25754.02	23343.61	
TRANS. IN	28.79		

TRANS. OUT		12587.5	
DARE	0		
ROAD USE	11321.1	5113.5	
TRANS. IN			
EMPLOYEE BENEFITS	1846.38	6049.73	
CAPITAL IMPROV RESER	436.96	0	
LIBRARY	208	4207.1	
TRANS. IN	12587.5		
LIBRARY MUSEUM	0	0	
WATER	21870.72	11865.12	
TRANS. IN	378.55		
TRANS. OUT		87911.74	
CP. WTR. TRTMNT. PLANT		27335	
TRANS. IN	27335		
CP. WTR. TOWER		45117.5	
TRANS. IN	45117.5		
CP. WTR. MAIN DAVIS ST		15165	
TRANS. IN	15165		
CP. WTR MAIN BROAD/DAVIS		98864.95	
TRANS. IN	294.24		
UTILITY DEPOSITS	805.8	591.56	
TRANS. IN			
TRANS. OUT		509.6	
SEWER	9146.52	5667.19	
TRANS. IN	102.26		
TRANS. OUT		10740	
SEWER EXT-BROADWAY	1390	21261.26	
TRANS. IN	10740		
SEWER PLANT UPGRADE	56000	56000	
TRANS. IN			
TOTAL	240528.34	432330.36	
TOTAL T.I.	111748.84	TOTAL T.O.	111748.84

The council will request that the pool manager and assistant manager be at the next council meeting to address some of their concerns.

Motion was made by Davis, seconded by Greiner to adjourn. Motion carried unanimously. Meeting adjourned at 9:11 P.M. The next regular scheduled council meeting will be on July 20, 2015, in city hall at 7 p.m.

MAYOR PRO TEM KEITH CONRAD

ATTEST:

CITY CLERK NIKI OSWEILER