

FEBRUARY 6, 2017

The Keota City Council met on February 6, 2017, in the city hall. The meeting was called to order at 7:00 P.M. by Mayor Anthony Cansler.

Council Members answering roll call were Hill, Westendorf, Conrad and Davis. Councilmember Greiner was unable to attend the meeting. City employees present were Slaubaugh and Osweiler. Officer was unable to attend due to illness. Also in attendance was: Amie Van Patten, *The Keota Eagle*; Tom Vittetoe, Jacayla Milledge, Nick Mahan, Randy Tarrence and Jack Seward, Jr., Washington County Board of Supervisors.

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

Mayor Cansler called the public hearing to order for the annexation of 2030, 2034 & 2038 Keokuk-Washington Road. Conrad gave a summary of why this process is being done and what has held it up to date. Milledge inquired about how it would affect her property taxes and what her property would be zoned as. Vittetoe explained his concern with the zoning based on the map that Milledge received in the mail. They were informed that the property would be zoned as residential and the future land use map was just an idea that that was put to paper when the zoning ordinance was drafted. The taxes will increase some due to the city's levy rate being higher than rural Washington County's. Seward inquired about what properties were hooked up to city sewer. 2034 & 2038 Keokuk-Washington Road are hooked-up to city sewer along with 610 East Broadway Avenue by the sewer extension project. There is a hook-up ran to 2030 Keokuk-Washington Road for them to hook up when they either sell their house or their septic system no longer meets state code. Seward said the county has no issue with this annexation. Tarrence inquired about why his property is being forced into city limits and stated that he sees no benefit to being in city limits. Scott Flynn, city attorney, was called and put on speaker phone to address Tarrence's questions. Flynn explained that he is being forced into city limits since his property does not make up at least twenty percent of the land that his being annexed and the property would be an island, which the state no longer allows. Tarrence inquired about if there was a next step he could take to prevent his property from being in city limits. Flynn explained that once the city sends the paperwork to the state than the state will have a public hearing that he may attend and present his case to; Tarrence said he would seek his own council to help with this matter, too. Tarrence also pointed out that other communities have island in their city limits; Flynn explained that legislation changed the code a few years ago prohibiting islands in city limits and those that do exist are grandfathered. Tarrence's other concern is the fee it costs to hook-up to the sewer system. A benefited sewer district was established for the area of the sewer extension project; therefore, a higher fee was set for connection and a four percent interest rate is applied yearly to that amount for the next twenty years in order to help pay off the bond that was taken out for this project. Milledge requested a copy of the voluntary annexation application for her property and a copy of the city code stating that a property has to be in city limits to have sewer service; Tarrence also requested a copy of that code. Motion was made by Conrad, seconded by Hill to close the public hearing. Motion passed with a unanimous vote. Public Hearing closed at 7:43 p.m.

Mayor Cansler called the regular meeting back to order immediately following the public hearing.

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

Kevin Slaubaugh presented the following for the public works report. He worked with Osweiler and Officer Conrad on cutting \$15,900 from the general fund budget. He swept part of North Davis Street due to valid complaints about glass on the road. McDonald Boneyard will get that bill due to the agreement the city has with them. He will clean the other streets in the morning if the weather holds out. The windshield on the water truck was hit with a rock when he was on his way to a meeting and broke. He had it repaired but did not turn it into insurance due to the deductible. They will start to work on the park equipment. Westendorf made a motion to approve the public works report, Conrad seconded the motion. Motion passed with a unanimous vote.

Officer Doug Conrad submitted the following written report for the police department. He had eight complaints/service calls: burglary, vandalism, suspicion, three assist/service, harassment and scams. Conrad spoke with him about how much he uses his landline and the city getting rid of it. Officer Conrad was accepting of that but didn't know if it would cost the city anything to list the county's non-emergency number in its place. Osweiler and Officer Conrad will talk with the county

about this arrangement. Conrad also had him talk with a property owner about junk vehicles and them using their property as a storage yard. Davis inquired about his submitted worked calendar; she was informed that he was at training on the day she was questioning. Motion was made by Conrad to approve the police departments written report, Westendorf seconded the motion. Motion passed with a unanimous vote.

Mahan asked if the city had a plans for the small park because it looks bare and the equipment is aging. He was informed the city is working on a plan for this property and pending the outcome of this plan will determine the amount of improvement that is done. He asked about if the community would have a say in the new design for the pool, pending the bond approval. The council and mayor all stated that the community input on this project is welcome and encouraged. More details will be released as more information is received.

Motion was made by Conrad to table Resolution 2017-1: A Resolution Approving Annexation of 2030, 2034 & 2038 Keokuk-Washington Road, Davis seconded the motion. Motion passed with a unanimous vote. Attorney Flynn, per speaker phone, advised them to table this item until a 28E Agreement is received from Washington County for road maintenance. The resolution will be on the next meeting's agenda. Attorney Flynn was taken off speaker phone and released from the meeting.

Motion was made by Davis to table the first reading of Ordinance 257: An Ordinance Adopting 2015 IMPC, Conrad seconded the motion. Motion passed with a unanimous vote.

Motion was made by Westendorf to approve the Agreement/Contract with Keota Volunteer Fire Department, Conrad seconded the motion. Motion passed with a unanimous vote.

The council discussed putting a porta toilet at the Wilson Memorial Park from April thru October. They agreed to do the same as they did last year. Osweiler will contract the vendor and have them delivered in April. Slaubaugh was asked to look at trying to find a way to put a fence or barricade around them.

Motion was made by Westendorf to approve County Line Mart, LLC. liquor license, Conrad seconded the motion. Motion passed with a unanimous vote.

Speer Financial drafted two different rate increase schedules for the sewer plant upgrade. The council looked over the two different options and decided to go with the more gradual increase. Osweiler will draft the ordinance for the sewer rate increase; increase won't go into effect until July.

Osweiler looked over other communities policies for their petty cash and clothing allowance. She used information from other community's policies and drafted the two policies for the city. The council reviewed them and asked why there were needed. Osweiler explained that the states mandates they be in place. Davis inquired about how much detail the employee's receipts for clothing have to have. Osweiler explained that the receipts give a general description of the article purchased. These policies will be placed on the next meeting's agenda for approval.

Osweiler ask that meeting be left on February 20th due to a conflict she has on the 21st. They agreed to leave the meeting on February 20th at 7 p.m. in city hall.

Osweiler presented the 17/18 budget with the changes that were made to the general fund. The council looked it over and agreed to what they seen.

Motion was made by Hill to advertise for seasonal help at the pool, Westendorf seconded the motion. Motion passed with a unanimous vote. Osweiler will place ads in all local papers for a month.

Motion was made by Westendorf to approve the budget public hearing for March 6, 2017, at 7 p.m. in city hall, Conrad seconded the motion. Motion passed with a unanimous vote.

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

Motion was made by Conrad to approve the January financial report presented below, Westendorf seconded the motion. Motion passed with a unanimous vote.

	January-17			
<u>FUND</u>	<u>BEGINNING</u>	<u>RECEIPTS</u>	<u>EXPENDITURES</u>	<u>END</u>
	<u>BALANCE</u>			<u>BALANCE</u>
LIBRARY CD 1	38607.52			38607.52
LIBRARY CD 2	30373.54			30373.54
SEWER CD	142469.69	71.04		142540.73
SEWER VEH CD	19759.75			19759.75
WATER CD	66475.08			66475.08
WATER VEH CD	412.47			412.47
DARE	423.1	700		1123.1
POLICE FORFEITURE	772.49			772.49
GEN FD INV	1430.51	0.18		1430.69
GEN FD LIBR INV	4915.73	0.63		4916.36
LIB BUILDING	1288.17	0.16		1288.33
LIB MEMORIALS	301.55			301.55
PERPETUAL CARE FUND	6018.91	0.77		6019.68
POLICE VEHICLE INV	12396.26	1.58		12397.84
PARK & CEM VEH	7499.51	0.95		7500.46
CITY HALL BLDG RPR	15969.17	2.03		15971.2
CIVIL DEFENSE FU	3133.45	0.4		3133.85
TENNIS COURT PARK	179.9	0.02		179.92
WILSON MEMORIAL LIB	17344.07	2.21		17346.28
T&A METER INV	22363.47	2.85		22366.32
SIDEWALK SAVINGS	9484.18			9484.18
WTR VEH SAVINGS	14498.67			14498.67
WTR TWR MAIN SAVINGS	3000			3000
SEWER VEH SAVINGS	6015.38			6015.38
SNOW EQUIPMENT				
SAVINGS	2502.25			2502.25
CHECKING	443028.16	68995.24	59397.75	452625.65
GENERAL		14706.01	29638.27	
TRANS. IN				
TRANS. OUT				
DARE		0	1161.78	
ROAD USE		11259.59	6153.87	
TRANS. IN				
EMPLOYEE BENEFITS		401.81	6156.61	
DEBT SERVICE		85.48	0	
CAPITAL IMPROV RESER		83.34	0	
LIBRARY		2269.34	4044.37	
TRANS. IN				
LIBRARY MUSEUM		0	0	
WATER		27245.51	14598.12	
TRANS. IN		20000		
TRANS. OUT				
CP. WTR. TRTMNT. PLANT		0	0	
TRANS. IN				
CP. WTR. TOWER		0	0	
TRANS. IN				
CP. WTR. MAIN DAVIS ST		0	0	
TRANS. IN				

CP. WTR MAIN				
BROAD/DAVIS		0	8005.32	
UTILITY DEPOSITS		402.85	171.27	
TRANS. IN				
TRANS. OUT			20000	
SEWER		12702.36	7893.73	
TRANS. IN				
SEWER EXT-BROADWAY		0	0	
TRANS. IN				
SEWER PLANT UPGRADE		0	0	
TRANS. IN				
	TOTAL	69156.29	77823.34	
	TOTAL T.I.	20000	TOTAL T.O.	20000

Oswailer and Slaubaugh have been in contact with pool contractors about getting an estimate on what a new pool would cost. They have all stated that they will need to see the pool in person and they would then draft options, but there is a fee for this service. Oswailer and Slaubaugh will talk with each one again and choose one of the cheaper ones to come provide this service.

Conrad addressed the issue with 111 North Green being occupied when a legal contract is not recorded and it has not passed a rental inspection. The property owner and current occupant will receive a letter giving two weeks to either correct the violation or have the services to the property disconnected.

Mayor Cansler will attend the Emergency Management meeting on February 7th.

Motion was made by Hill, seconded by Westendorf to adjourn. Motion carried unanimously. Meeting adjourned at 9:02 P.M. The next regular scheduled council meeting will be on February 20, 2017, in city hall at 7 p.m. in city hall.

MAYOR ANTHONY CANSLER

ATTEST:

CITY CLERK NIKI OSWEILER