

JUNE 19, 2017

The Keota City Council met on June 19, 2017, in the city hall. The meeting was called to order at 7:01 P.M. by Mayor Anthony Cansler.

Council Members answering roll call were Davis, Conrad, and Hill. Council member Greiner arrived after roll call was taken. Council member Westendorf was unable to attend. City employees present were Slaubaugh, Frederick and Osweiler. Officer Conrad was unable to attend due to a personal conflict. Also in attendance was Sam McIntosh, KCII; Dwight Dodd, Keota Ball Association; and Melinda Eakins, Keota Visioning Committee & Keota Unlimited.

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

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

Mayor Cansler called the public hearing to order for the authorization of a loan and disbursement agreement and the issuance of not to exceed \$530,000 sewer revenue capital loan note. There were no written or verbal comments submit to the clerk prior to the meeting and there was no one present for the public hearing. Motion was made by Conrad to close the public hearing, Hill seconded the motion. Public hearing closed at 7:03 p.m.

Mayor Cansler called the public hearing to order for Ordinance 259: An Ordinance Amending the Code of Ordinances of the City of Keota, Iowa, 2006, By Amending Provisions Pertaining to the Rates Charge for Sewer Rental Rate; immediately following the previous public hearing. There were no written or verbal comments submitted to the clerk prior to the meeting and there was no one present for the public hearing. Motion was made by Conrad to close the public hearing, Hill seconded the motion. Public hearing closed at 7:04 p.m.

Mayor Cansler immediately called the regular meeting back to order following the public hearing for Ordinance 259.

Craig Frederick requested a closed session to discuss his job performance per Iowa Code 21.5.i. Motion was made by Conrad to approve Frederick's requested closed session, Greiner seconded the motion. A roll call vote was taken: "Ayes"-Hill, Davis, Conrad & Greiner; "Nays"-None & "Absent"-Westendorf. Motion passed with a majority vote. Slaubaugh and Osweiler were also present for the closed session per Frederick's request. Meeting went into closed session at 7:06 p.m. Motion was made by Conrad to close the closed session, Greiner seconded the motion. Motion passed with a unanimous vote. Meeting went back into open session at 7:27 p.m. Frederick was asked to attend the council meeting on July 3rd for further discussion.

Kevin Slaubaugh presented the following for the public works report. He gave an update on the city property at 201 South Davis Street. L.L. Pelling brought in a load of rock that can be spread over the road work that was done last month. Slaubaugh will continue to spread the rock over the areas that need it due to how it weathered. The roads maybe a little rougher in those areas due to the type of equipment used to spread the material. Conrad inquired about the status of the fire hydrant at Chesney and Broadway. Slaubaugh informed him that the hydrant is broken and parts have been order to get it fixed. Conrad inquired about who is responsible for trimming trees that are blocking stop signs. Slaubaugh said the property owner of the tree is and he will have Osweiler send a letter to the property owner to have this issue correct. Greiner said he has received complaints about the low hanging branches at the cemetery and it not being sprayed. Slaubaugh will have the trees trimmed but those trees will be coming down in the near future due to the Ash Borer; he will talk with Westendorf and Vision Ag to get the cemetery sprayed in a timely manner. Conrad made a motion to approve the public works report, Greiner seconded the motion. Motion passed with a unanimous vote.

Officer Conrad was unable to attend due to a personal conflict. Officer Doug Conrad submitted the following written report for the police department. He had thirty-two complaints/service calls: three assault, motor vehicle theft, weapons, controlled substances, two family/children, two disorderly conduct, two suspicion, six assist/service, attempt to locate, four civil dispute, five misc. complaints, two livestock and two traffic violations. He issued two citations: speed/alternative enforcement & careless driving/alternative enforcement. Motion was made by Conrad to approve the police departments written report, Hill seconded the motion. Motion passed with a unanimous vote.

HR Green submitted two different options for the change order regarding the size of pipe. There is potential that part of this change order could qualify as part of the storm water sponsored project in the future. The council discussed the two different options and decided to go with the 8 inch pipe and bio cell in anticipation that it will qualify for reimbursement. Motion was made by Conrad to approve change order 1 for the waste water project, Greiner seconded the motion. Motion passed with a unanimous vote.

Davis explained the purchase agreement with Farmer's Cooperative Association for the trailhead property has not changed since the last time the council reviewed it, but FCA is unable to locate the abstract for the property. The council discussed this and agreed to pay to have the abstract recreated. Attorney Flynn recommended that the agreement be approved but not signed due to FCA's lawyers are still deciding on the proper signature block wording. The expense for the land will be reimbursed through the REAP grant. Motion was made by Davis to approve the Purchase Agreement with Farmer's Cooperative Association for the KeWash Trailhead but to not sign it, Conrad seconded the motion. Motion passed with a unanimous vote.

Motion was made by Conrad to approve Resolution 2017-12: A Resolution Instituting Proceedings to Take Additional Action for the Authorization of a Loan & Disbursement Agreement & the Issuance of Not to Exceed \$530,000 Sewer Revenue Capital Loan Notes, Davis seconded the motion. A roll call vote was taken: "Ayes"- Hill, Davis, Conrad & Greiner; "Nays"-None & "Absent"-Westendorf. Motion passed with a majority vote.

Osweller did the third reading of Ordinance 259: An Ordinance Amending the Code of Ordinances of the City of Keota, Iowa, 2006, By Amending Provisions Pertaining to the Rates Charge for Sewer Rental Rate.

Motion was made by Davis to approve Ordinance 259: An Ordinance Amending the Code of Ordinances of the City of Keota, Iowa, 2006, By Amending Provisions Pertaining to the Rates Charge for Sewer Rental Rate, Hill seconded the motion. A roll call vote was taken: "Ayes"- Hill, Davis, Conrad & Greiner; "Nays"-None & "Absent"-Westendorf. Motion passed with a majority vote.

Motion was made by Conrad to approve The Roost Tap, Keota Eagle Foods and County Line Mart, LLC. cigarette/tobacco permits, Greiner seconded the motion. Motion passed with a unanimous vote.

Motion was made by Greiner to approve T.Gutierrez building permit, Hill seconded the motion. Motion passed with a unanimous vote.

Dwight Dodd, Keota Ball Association, explained to the council that they would like to apply for a WCRF mini grant, but have to do it under the city due to they are still working getting established a nonprofit organization. The grant will fund updates to the concession stand, new equipment and lime for the fields. Davis inquired about how they expense the revenues made from the concession stand. Dodd explained that revenue is put towards helping with the expense for uniforms, umpires and equipment for the ball teams. Motion was made by Conrad to approve Resolution 2017-13: A Resolution Approving the Application(s) for the Purpose of Receiving Benefits from the Washington County Riverboat Foundation, Hill seconded the motion. A roll call vote was taken: "Ayes"- Hill, Davis, Conrad & Greiner; "Nays"-None & "Absent"-Westendorf. Motion passed with a majority vote.

Motion was made by Greiner to approve Resolution 2017-14: A Resolution Approving the Sale of One Cemetery Lot in the Keota Municipal Cemetery to Rick and Susan Pfannebecker, Hill seconded the motion. A roll call vote was taken: "Ayes"- Hill, Davis, Conrad & Greiner; "Nays"-None & "Absent"-Westendorf. Motion passed with a majority vote.

Melinda Eakins, Keota Visioning Committee, explained that she has been attending meetings with the Washington County Trail organization and they just hired MSA to work with. She inquired about which parts of the project have to be bid out and which parts could be done with obtained quotes. All labor has to be bid out and if material is just being purchased than at least two different quotes have to be obtained, if possible. She has been looking at material kits for the shelter that will be placed at the KeWash Trailhead. Davis inquired about the restroom structure that is on project layout. Eakins said that this structure will be separate from the shelter and will be constructed at a later date. The benches and tables that were used for the farmer's market will be placed at this site, too. The budget and design for the shelter has not been set, but she will keep the council informed as it progresses. Denny Lyle is working on the bid packet for the project and will be at the next council meeting to present it for approval. The organization will be applying for more grants this year to help with the development

of the property.

Melinda Eakins, Keota Unlimited, discussed the need for more trash receptacles on Broadway Avenue and showed the council the receptacles she would like to purchase with the grant funds, if received. She also explained how these mini grants can make a great impact on different areas of the community. Keota Unlimited would like to start working with other organizations in the community to do projects that will make an impact. This fall she would like to get with the city and Keota Ball Association to apply for the KCCEF grant for park/ball field improvements. Motion was made by Conrad to approve Resolution 2017-15: A Resolution Approving the Applications(s) for the Purpose of Supporting Keota Unlimited in Receiving Benefits from the Washington County Riverboat Foundation, Greiner seconded the motion. A roll call vote was taken: "Ayes"- Hill, Davis, Conrad & Greiner; "Nays"-None & "Absent"-Westendorf. Motion passed with a majority vote.

Conrad explained that he worked with Osweiler on drafting an ordinance to make the zoning and building code more cohesive. Osweiler read the drafted ordinance to the council and they discussed it. Osweiler will send the draft to the attorney for review before the first reading is done.

Osweiler was asked to present a letter that was sent to 508 North Davis regarding the owner paying for a new water meter to do their negligence for maintaining the meter. The owner would like to pay for half of the meter this month and the other half next month. The council discussed this matter, but to wants verify if it is not paid by July 31st, 2017, than it will be assessed to the property's taxes. Motion was made by Davis to approve the owner of 508 North Davis to pay for half of the meter expense in June and the other half in July, Conrad seconded the motion. Motion passed with a unanimous vote.

Motion was made by Davis to approve the May financial report, Greiner seconded the motion. Motion passed with a unanimous vote.

Hill inquired about what the flags were for that were purchased from All Flags. Osweiler explained they are the flags the city uses outside city hall, on the water tower and at the west end of town. Motion was made by Conrad to approve the payment of bills, Hill seconded the motion. Motion passed with a unanimous vote.

Osweiler asked for a closed session to discuss her job performance in regards to Iowa Code 21.5.i. This was not an anticipated closed session; therefore, it was not on the agenda. Motion was made by Conrad to close the meeting, Greiner seconded the motion. A roll call vote was taken: "Ayes"- Hill, Davis, Conrad & Greiner; "Nays"-None & "Absent"-Westendorf. Motion passed with a majority vote. Meeting went into closed session at 8:24 p.m. No one was present but Osweiler and the council/mayor. Motion was made by Conrad to close the closed session, Greiner seconded the motion. Motion passed with a unanimous vote. Meeting went back into open session at 8:40 p.m. Osweiler will be out of the office most of Thursday and leaving early on Wednesday.

Conrad discussed how he received a complaint about McDonald Boneyard using the pasture across the road from their business as junk storage and had Officer Conrad go down and talk to Heath McDonald. Councilman Conrad was informed that they want to use the junk truck as a flower planter on that property. The council discussed this and decided to have Officer Conrad have this junk vehicle removed from this property since it is inoperable and McDonald Boneyard is not allowed to expand in any way outside the set boundaries they were given.

Davis has left a message with a contact from Habitat for Humanity about coming to a council meeting to discuss potential projects the city would like to work with them on.

Mayor Cansler asked that K. Conrad's water/sewer bill from June be reevaluated if the usage is back down on the July bill; due to this might be a meter error. The meter will be sent in to get fixed or replaced if it is believed to be a meter error.

Motion was made by Hill, seconded by Greiner to adjourn. Motion carried unanimously. Meeting adjourned at 9:20 P.M. The next regular scheduled council meeting will be on July 3, 2017, in city hall at 7 p.m.

MAYOR ANTHONY CANSLER

ATTEST:

CITY CLERK NIKI OSWEILER