

August 5, 2019

The Keota City Council met on August 5, 2019, at the Keota City Hall. The work session was called to order at 6:04 p.m. by Mayor Anthony Cansler.

Council Members answering roll call were: Keith Conrad, Mike Bender, and Rod Hill. City employee present was Tomisha Hammes.

The Animal Ordinance that was drawn up by the Human Society was reviewed. The Council requested clarification on the definition of potentially dangerous and to change all titles to animals not just dogs. The purchase agreement that the city attorney had drawn up was reviewed and will be sent back to the attorney with a couple stipulations they would like included. No final decisions were made on either item discussed.

Motion was made by Mike Bender to adjourn the work session at 6:55 p.m. Rod Hill seconded the motion. Motion passed with a majority vote.

The Keota City Council Meeting was called to order at 7:00 p.m. by Mayor Anthony Cansler.

Council members answering roll call were: Keith Conrad, Mike Bender, and Rod Hill. Scott Westendorf and Matt Greiner were unable to attend. City Employees present were Officer Doug Conrad, Kevin Slaubaugh and Tomisha Hammes. Also in attendance was Jade Redlinger, Mary Pat Redlinger, Dan Flynn, Kathy Davis, Linda Werger, Karen Sypherd, Sherry Hack, and Robyn Morgan.

Motion was made by Keith Conrad to approve the consent items including the minutes from the July 22, 2019 meeting and payment of bills. Rod Hill seconded the motion. Motion passed with a majority vote.

**CITY OF KEOTA
AUGUST 5, 2019 COUNCIL MEETING
FOR PERIOD JULY 23, 2019 - AUGUST 5, 2019**

<u>PAYEE</u>	<u>AMOUNT</u>	<u>COMMENT</u>
CONRAD, DOUGLAS L.	\$1,793.78	Payroll
GREINER, ASHLEY	\$50.44	Payroll
GREINER, TONIA	\$874.93	Payroll
HAMMES, TOMISHA	\$1,025.28	Payroll
MILLER, KEVIN	\$1,207.48	Payroll
SLAUBAUGH, KEVIN L.	\$1,446.62	Payroll
EFTPS	\$1,875.24	Employee Withholdings
IPERS	\$2,829.28	Employee Benefits
JEFFERY GARMAN	\$1,875.00	Cemetery Mowing
US POST OFFICE	\$132.30	Water Bills
ALL AMERICAN PEST CONTROL	\$30.00	Library - Pest Control
CENTER POINT LARGE PRINT	\$44.34	2 LG Print Books
INFOMAX	\$145.00	Library - Copier Fee
KEOTA EAGLE FOODS	\$73.16	Library - Janitorial/SRP
TONI GREINER	\$38.86	Library - Mileage WCRF Grants
WINDSTREAM	\$143.76	Library - Phone/Fax
HD CLINE	\$40.60	Parks - Lawn Mower Part
FIRST NATIONAL BANK	\$36.32	Police - Supplies
FIRST NATIONAL BANK	\$829.40	City Hall - Clerk's Conference Ames
FIRST NATIONAL BANK	\$65.03	Water - Supplies

FIRST NATIONAL BANK	\$533.88	Library - Books/DVDs/Programs
ALL FLAGS	\$453.58	All Dept. American Flags
KELLY BENNETT	\$8,285.35	NW Drainage Project Field Usage
WESTRUM LEAK DETECTION INC.	\$947.50	Water - Leak Detection
LORI STANBERRY	\$75.00	City Hall - Municipal Clerk Class
IOWA ONE CALL	\$28.80	Water - June Locates
TREMMELEL BACKHOE SERVICE	\$2,836.38	Water - Service Line Ramsey Bldg.
TREMMELEL BACKHOE SERVICE	\$410.00	Water - Service Repair at Powell's
TREMMELEL BACKHOE SERVICE	\$936.20	Water - Service Repair N. Carpenter
IOWA DEPT. OF NATURAL RESOURCES	\$210.00	Sewer - NPDES Annual Fee
MUNICIPAL SUPPLY INC.	\$331.50	Water - Curb Box
ALLIANT ENERGY	\$8,540.28	All Dept. Gas/Electric
MIKE'S LOCK AND KEY	\$403.00	Water - Plant Door Lock Repair
REDLINGER REPAIR	\$41.25	Parks - Lawn Mower Repair
TEMPLE LAW FIRM PLC	\$510.00	Legal - Ordinance Review
TEMPLE LAW FIRM PLC	\$255.00	Legal - 105 N. Davis St. Title Opinion/Abstract
TEMPLE LAW FIRM PLC	\$375.00	Legal - Warranty Deed 105 N. Davis St./Closing
TEMPLE LAW FIRM PLC	\$375.00	Legal - Ramsey Bldg. Nuisance Loan
BORDWELL ABSTRACTS	\$270.00	Abandon Houses - 105 N. Davis St. Abstract
ALVA GINGERICH JR.	\$10,000.00	Abandon Houses - 105 N. Davis St.
RANDY BUCK	\$67.28	Finalized Utility Bill
MALLEY HARDWARE	\$96.83	All Dept. Supplies
SINCLAIR TRACTOR	\$375.05	Water/Sewer/Park - John Deere Repair
COX SANITATION	\$4,053.00	Garbage - Pick up/Bags
JAMES WATERHOUSE CONSTRUCTION	\$6,045.00	Abandon Houses - 105 N. Davis St. Demolition
BANYON DATA	\$169.00	All Dept. Vault Server Back Up
JETCO INC	\$488.25	Water Plant Valve Repairs
US CELLULAR	\$213.56	All Dept. Cell Phones
MID-AMERICA PUBLISHING	\$308.63	All Dept. Printing/Publishing
KEOTA TRANSMISSION	\$67.41	Water - Veh. O & M
VISION AG	\$325.90	Parks - Weed Control
HOLLAND MICHAEL RAIBER SITTIG	\$45.00	Legal - WWTP Final Acceptance
VERIZON	\$40.01	Police - Hot Spot
TOTAL	\$62,669.46	

Citizens Forum: Kathy Davis asked if anyone in town can dig a private well. The Council responded that most towns don't have an ordinance against it, but the recommendation is no cross connection for well water and city water. The sewer would be monitored by placing a water meter on the well line to charge for sewer usage.

Public Works Director Kevin Slaubaugh gave his public works report. The air conditioner is not working at city hall. Kuensters was called to come look at the unit. The compressor is out and there will be an estimate on compressor replacement or a new unit. The house at 105 N. Davis Street has been torn down and dirt brought in to level out the area. Harrowing and seeding will be done starting in late August, early September. The new bank location needs an additional service line put in for their irrigation system, so Tremmel will be in town to do that. The Northwest Drainage Project is complete

and everything is working great with it. The Ramsey building is needing a larger service line since there will be apartments and offices, the city ran a two (2) inch line from a block south of the building to the building. There were no lines run in the original building for water and sewer, they were connected to the building next to it. The owner will need to pay the expense to have the new lines run in the building. They have cleaned up some brush at the cemetery and around the sign. There is a small water leak by the south park that is going to be fixed. The Council requested an additional sign stating DO NOT ENTER be put on the back of the STOP sign on the west end of North Street by the school. Motion was made by Mike Bender to approve the public works report. Keith Conrad seconded the motion. Motion passed with a majority vote.

Officer Doug Conrad gave his police report. There was a trial on Monday, August 5, 2019 for a junk vehicle. Officer Conrad and city clerk Tomisha Hammes attended the trial. The Judge stated that the defendant would need to pay the fine and the court costs. The tickets written for the bothersome fowl were paid. Officer Conrad asked the Council how they would like to proceed with this issue of bothersome fowl. The Council responded that if the property owner is over the number allowed by the ordinance or has any fowl prohibited by the ordinance to write them a citation. There were thirty (30) service calls/complaints and no citations written from July 12, 2019 to July 31, 2019. One burglary, one theft, two simple assault, two vandalism, four weapons, one sex offenses, one disorderly conduct, two trespass, two assist and serve, two attempt to locate, three civil disputes, one misc. complaint, two lost and found, two dog/cat/misc. animal, one traffic violation, one vehicle (abandoned), and two harassments. Motion was made by Mike Bender to approve the police report. Rod Hill seconded the motion. Motion passed with a majority vote.

Motion was made by Mike Bender to approve Resolution 2019-21: Approve Warranty Deed for Property Donation from Father Tim Regan to the City of Keota for the green space located at the south corner of Broadway Avenue and Fulton Street. Keith Conrad seconded the motion. Roll call vote: Ayes – Conrad, Bender, Hill; Nays – None; Abstain – None; Absent – Greiner and Westendorf. Motion passed with a majority vote.

Motion was made by Keith Conrad to approve the home accounting business of Sherry Hack at 511 W. Broadway Avenue. Mike Bender seconded the motion. Motion passed with a majority vote.

The Council discussed private wells within the city limits. Iowa DNR stated that if there is no specific ordinance against private wells, then the city can't necessarily stop it. They did state that there can be no cross connection, must have separate connections. Anti-back flow attachment needs to be on the line. The Council asked the city clerk to contact Temple Law Firm to start the process of an ordinance prohibiting private wells within city limits.

Motion was made by Mike Bender to approve vacating the sidewalk going north at 311 W. Broadway Avenue. Rod Hill seconded the motion. Motion passed with a majority vote.

Motion was made by Keith Conrad to approve Resolution 2019-24: Accepting the Competed Waste Water Treatment Plant Project. Mike Bender seconded the motion. Roll call vote: Ayes – None; Nays – Conrad, Bender, Hill; Abstain – None; Absent – Greiner and Westendorf. Motion did not pass and Resolution was not approved.

Motion was made by Keith Conrad to table the pay application for Leander Construction until the Waste Water Treatment Project is approved. Rod Hill seconded the motion. Motion passed with a majority vote.

Motion was made by Mike Bender to approve Resolution 2019-25: Accepting the Completed Northwest Drainage Project. Keith Conrad seconded the motion. Roll call vote: Ayes –Conrad, Bender, Hill; Nays – None; Abstain – None; Absent – Greiner and Westendorf. Motion passed with a majority vote.

Motion was made by Keith Conrad to approve the final payment to James Waterhouse Construction for the Northwest Drainage Project thirty days from time of project acceptance. Mike Bender seconded the motion. Motion passed with a majority vote.

The pool bond issue was discussed. The city clerk presented the information from Speer Financial on the breakdown of the average estimated cost of property tax increase based on the estimate of \$990,800.00 cost of a new pool. There was community input/discussion on the estimated increase. The Council asked the clerk to have the bonds attorney write up a resolution to present at the August 19, 2019 council meeting to vote on. If that resolution is passed by the council, the bond issue will then be added to the ballot in November for the residents of Keota to vote on.

Clerk/Council/Mayor Comments: The city clerk stated that the Noise Ordinance and Salvage Yard Ordinance have been transferred to Temple Law Firm to review. There is bump on Broadway Avenue in front of 504 W. Broadway Avenue. The plan is to have LL Pelling fix it next spring when they are back in town. Keith Conrad stated that the council is willing to give leniency to those that received letters in regards to tree trimming. Meaning that time extensions would be given, but the Council appreciates those that have followed the letter and have taken care of the issues.

Motion was made by Rod Hill to adjourn the meeting at 8:32 p.m. Mike Bender seconded the motion. Motion passed with a majority vote. The Keota City Council will meet on Monday, August 19, 2019 at 7:00 p.m.

MAYOR ANTHONY CANSLER

ATTEST:

CITY CLERK TOMISHA HAMMES

*These are not official minutes. These minutes will be approve at the next council meeting. All documents mentioned in these minutes can be viewed during business hours at the Keota City Hall.