

## August 19, 2019

The Keota City Council met on August 19, 2019, at the Keota City Hall. The meeting was called to order at 7:00 p.m. by Mayor Anthony Cansler.

Council members answering roll call were: Matt Greiner, Scott Westendorf, Keith Conrad, Mike Bender and Rod Hill arrived at 7:15 p.m. City employees present were Officer Doug Conrad, Kevin Slaubaugh, and Tomisha Hammes. Also in attendance was Mary Pat Redlinger, Jade Redlinger, Sue McDonald, Mike McDonald, Jim Tinnes, Roger Greiner, Bridget Greiner, Chad Greiner, Health McDonald, Nick Mahan, Kristy Lyons, Easton Lyons, Kiera Lyons, Kathy Davis, Dan Flynn, and Chad McCleary.

Motion was made by Keith Conrad to approve the consent items including the minutes from the August 5, 2019 meeting, payment of bills, and July month end financials. Scott Westendorf seconded the motion. Motion passed with a majority vote.

**CITY OF KEOTA  
AUGUST 19, 2019 COUNCIL MEETING  
FOR PERIOD AUGUST 6, 2019 - AUGUST 19, 2019**

<u>PAYEE</u>	<u>AMOUNT</u>	<u>COMMENT</u>
BURROUGHS, ESTHER	\$100.80	Payroll
CONRAD, DOUGLAS L.	\$1,793.78	Payroll
GREINER, ASHLEY	\$50.44	Payroll
GREINER, TONIA	\$805.51	Payroll
HAMMES, TOMISHA	\$1,025.28	Payroll
MILLER, KEVIN	\$1,207.48	Payroll
SLAUBAUGH, KEVIN L.	\$1,446.62	Payroll
EFTPS	\$1,869.22	Employee Withholdings
JEFFERY GARMAN	\$1,875.00	Cemetery Mowing
JAMES WATERHOUSE CONSTRUCTION	\$10,257.12	NW Drainage Project Final Pmt.
ION ENVIRONMENTAL SOLUTIONS	\$1,858.00	Water/Sewer Operations
SEMCO LANDFILL	\$650.25	Abandoned Houses - Landfill Fee
ANDY CONRAD	\$5,173.76	Library Grant - Tech Table/3D Printer
COUNTY LINE MART	\$235.92	Police - Veh. O & M
WHITE LAW OFFICE	\$225.90	Legal Fees
KEOKUK COUNTY RECORDERS OFFICE	\$12.00	Abandoned Houses - Fees
DEB WRIGHT	\$105.03	Economic Development Refund
KEOTA EAGLE FOODS	\$21.05	All Dept. Supplies
CARGIL	\$5,012.92	Water - KD CRSE Bulk
WATER SOLUTIONS UNLIMITED	\$240.00	Water - Hypochloride Solution
MERLYN DETWEILER	\$15.00	Park - Mower Blade Sharpening
RIVER PRODUCTS CO.	\$199.69	Streets - One Inch Roadstone
TEMPLE LAW FIRM PLC	\$510.00	Legal - Private Well Ordinance/Letter
TEMPLE LAW FIRM PLC	\$405.00	Legal - Noise Ordinance
TEMPLE LAW FIRM PLC	\$525.00	Legal - Bank Donation Proposal
WINDSTREAM	\$188.33	Shop/City Hall - Fax/Phone
TREASURER, WASHINGTON CO.	\$92.00	All Dept. Yearly Payment
FARMERS COOPERATIVE ASSN.	\$594.52	All Dept. Veh. O & M
SCHUYLER SNAKENBERG	\$100.00	Finalized Bill - Deposit Refund Deposits - One Year Non. Deliq.
KAREN MORGAN	\$100.00	Refund

COURTNEY BAUGHMAN	\$100.00	Deposits - One Year Non. Deliq. Refund
HEATHER JAEGER	\$100.00	Deposits - One Year Non. Deliq. Refund
KUENSTER PLUMBING/HEATING/ AIR	\$176.77	City Hall - Air Conditioner Repair
TONKA WATER	\$3,320.00	Water - Valves for Water Plant
BLUE CROSS & BLUE SHIELD	\$9,864.14	All Employees Benefits

**TOTAL**      \$50,155.73

### JULY 2019 MONTH END FINANCIALS

FUND	BEGINNING BALANCE	RECEIPTS	EXPENDITURES	END BALANCE
LIBRARY CD 1	\$38,911.71			\$38,911.71
LIBRARY CD 2	\$30,589.98			\$30,589.98
SEWER CD	\$143,663.86	\$322.36		\$143,986.22
SEWER VEH CD	\$20,103.45			\$20,103.45
WATER CD	\$67,834.12			\$67,834.12
WATER VEH CD	\$417.84			\$417.84
DARE	\$1,278.27			\$1,278.27
POLICE FORFEITURE	\$572.49			\$572.49
GEN FD INV	\$1,444.59	\$0.68		\$1,445.27
GEN FD LIBR INV	\$4,964.16	\$2.32		\$4,966.48
LIB BUILDING	\$1,300.86	\$0.61		\$1,301.47
LIB MEMORIALS	\$304.91			\$304.91
PERPETUAL CARE FUND	\$7,489.48	\$3.50		\$7,492.98
POLICE VEHICLE INV	\$22,236.08	\$10.39		\$22,246.47
PARK & CEM VEH	\$8,581.89	\$4.01		\$8,585.90
CITY HALL BLDG RPR	\$19,152.13	\$8.95		\$19,161.08
CIVIL DEFENSE FU	\$3,164.28	\$1.48		\$3,165.76
KEOTA DAYCARE	\$1,186.17	\$0.55		\$1,186.72
WILSON MEMORIAL LIB	\$17,514.73	\$8.18		\$17,522.91
T&A METER INV	\$23,592.10	\$11.02		\$23,603.12
SIDEWALK SAVINGS	\$14,473.95			\$14,473.95
WTR VEH SAVINGS	\$24,382.35			\$24,382.35
WTR TWR MAIN SAVINGS	\$9,611.00			\$9,611.00
SEWER VEH SAVINGS	\$8,091.83			\$8,091.83
SNOW EQUIPMENT SAVINGS	\$5,054.04			\$5,054.04
CHECKING GENERAL	\$301,363.72	\$78,556.47	\$132,756.68	\$247,163.51
GENERAL - LOCAL		\$7,171.69	\$33,055.82	
OPTION		\$5,130.97		
DARE				
ROAD USE		\$10,415.64	\$47,491.54	
EMPLOYEE BENEFITS		\$2,749.70	\$14,124.91	
DEBT SERVICE		\$142.41		
CAPITAL IMPROV RESER		\$155.27		
LIBRARY		\$2,566.28	\$2,046.73	
LIBRARY MUSEUM		\$39,398.00		
WATER		\$27,231.69	\$17,415.32	
CP. WTR. TRTMNT. PLANT				
CP. WTR. TOWER				
CP. WTR. MAIN DAVIS ST				

CP. WTR MAIN		
BROAD/DAVIS		
UTILITY DEPOSITS	\$600.00	\$161.19
SEWER	\$18,102.49	\$13,667.77
SEWER EXT-BROADWAY		
SEWER PLANT UPGRADE		
TOTAL		\$723,453.83

Citizens Forum: Sue McDonald stated that she and her husband had received a letter from the City with a date of September 3, 2019 to remove the geese and roosters from their property. She asked the Council for an extension since the sales to sell them do not start until September. The Council agreed to give an extension until September 29, 2019 for them to remove said fowl from the property. There was some concern from the Council in regards to the pigeons on the property. Officer Conrad stated that the Council has come to this point due to the number of ducks, geese, pigeons, etc. and to start working on removing them from the property to reduce the complaints. Chad Greiner was present to discuss the well drilling issue. He stated that he had never intended to go against the City. At the time he was planning on drilling the well, there was no ordinance in place to prevent a private well from being dug, so he proceeded forward with the well. Jim Tinnis asked for updates on the Noise Ordinance and the Salvage Yard Ordinance. Keith Conrad stated that both ordinances have been transferred to Keota City Attorney Trevaniel Temple and the Council will have the new copies to review at the next work session.

Public Works Director Kevin Slaubaugh gave his public works report. The air conditioner at city hall has been replaced. He looked into renting a grinder attachment for the skid loader to grind down the bump on Broadway Avenue, but rental is \$400 per day. He is planning on having LL Pellings take care of it next spring when they are in town unless Pellings has a job close by and can drive thru Keota to grind the section down. There was a small water leak at the park. It was coming from the service line to the original brick bathrooms. He has pulled the service lines to the old restrooms, so there is no service now to the old bathroom on the south end of the park. A DO NOT ENTER sign was put up on North Street by the school. Slaubaugh talked to Sue McDonald about the City working with her on demolition of a building on one of their properties. He is working on getting estimates. The City would pay 50% of the cost to tear down and haul away. Motion was made by Keith Conrad to approve the Public Works Report. Mike Bender seconded the motion. Motion passed with a unanimous vote.

Officer Doug Conrad gave his police report. The cabinet attached to the Wilson Park Concession stand owned by the Keota Ball Association was damaged. He will find out the cost to replace and the family that damaged it has agreed to pay to fix it. The carwash was broken into over the weekend. Officer Conrad requested that a junk vehicle letter be sent to 302 North Green Street in regards to the white truck on cinder blocks with a Monday, August 26, 2019 deadline to address the issue. There were twenty (20) service calls/complaints and seven (7) citations written from August 1, 2019 to August 13, 2019. Service Calls/Complaints: One theft, one controlled substance, one disorderly conduct, one suicide/statements, five assist and serve, one attempt to locate, one civil dispute, two misc. complaints, one lost and found, one livestock, one parking, one domestic abuse, two harassment, one scam. Citations: one warrant arrest/probation violation 10,000 bond, one possession controlled/marijuana, one possession drug paraphernalia, one failure to obey stop sign, three speed/alternate enforcement. Motion was made by Rod Hill to approve the Police Report. Keith Conrad seconded the motion. Motion passed with a unanimous vote.

Motion was made by Keith Conrad to approve Resolution 2019-26: Accepting the Waste Water Treatment Plant Project Completion. Mike Bender seconded the motion. Roll call vote: Ayes – Greiner, Westendorf, Conrad, Bender; Nays – Hill; Abstain – None; Absent – None. Motion passed with a

majority vote.

Motion was made by Scott Westendorf to approve Resolution 2019-27: Calling for a Special City Election. "Shall the City of Keota, Iowa, enter into a loan agreement and issue its general obligation capital loan notes in an amount not to exceed \$1,180,000 for the purpose of demolishing its existing swimming pool and the construction and equipping of a new swimming pool." This item will be listed on the ballot for the November 5, 2019 election. Matt Greiner seconded the motion. Roll call vote: Ayes – Greiner, Westendorf, Conrad, Bender, Hill; Nays – None; Abstain – None; Absent – None. Motion passed with a unanimous vote.

Motion was made by Matt Greiner to approve Resolution 2019-28: Approving a development agreement between the City of Keota, Iowa and SDF Properties LLC for the purpose of utilizing a loan from the Iowa Economic Development Authority Nuisance/Abandoned Property Remediation Fund Program to provide partial funding for the repairs of the property at 204 E. Broadway Avenue. Scott Westendorf seconded the motion. Roll call vote: Ayes – Greiner, Westendorf, Conrad, Bender, Hill; Nays – None; Abstain – None; Absent – None. Motion passed with a unanimous vote.

Motion was made by Matt Greiner to approve Resolution 2019-29: Approving an agreement between the City of Keota and SDF Properties LLC to facilitate the application for an Iowa Economic Development Authority Loan for the repair of property locally known as 204 E. Broadway Avenue in Keota, Iowa. Mike Bender seconded the motion. Roll call vote: Ayes – Greiner, Westendorf, Conrad, Bender, Hill; Nays – None; Abstain – None; Absent – None. Motion passed with a unanimous vote.

Motion was made by Mike Bender to change the meeting date of September 2, 2019 to September 3, 2019 due to Labor Day. Matt Greiner seconded the motion. Motion passed with a unanimous vote.

Motion was made by Keith Conrad to approve Resolution 2019-30: Approving Tax Abatement Application for 110 N. McKinley Street. Rod Hill seconded the motion. Roll call vote: Ayes – Greiner, Westendorf, Conrad, Bender, Hill; Nays – None; Abstain – None; Absent – None. Motion passed with a unanimous vote.

First Reading of Ordinance 2019-267: Amending the provisions pertaining to water service mandatory connections/private wells. Discussion was held in regards to the private well ordinance. Chad McCleary from Ion Environmental Solutions, who does the water and sewer testing for the City of Keota discussed his concerns for future possible cross contamination if there is well water and city water hook ups at the property. The Council and the public both spoke about their opinions on the matter.

Motion was made by Mike Bender to waive the 2<sup>nd</sup> and 3<sup>rd</sup> Reading of Ordinance 2019-267. Rod Hill seconded the motion. Roll Call Vote – Ayes: Conrad, Bender; Nays: Greiner, Westendorf, Hill; Abstain: None; Absent: None. The motion did not pass.

Motion was made by Keith Conrad to approve the vendors permit for Tarmo Tapsi – Educational Book Sales. Scott Westendorf seconded the motion. Motion passed with a unanimous vote.

Pool Committee – A public information meeting will be scheduled to give the public more information on the pool bond issue.

Clerk Comments: The clerk stated that the purchase agreement with fence stipulation contract for the property exchange of 506 N. Ellis Street and 508 N. Davis Street will be on the agenda at the September 3, 2019 meeting. Libertyville Savings Bank is working with the Keota City Attorney

Trevaniel Temple to formalize a charitable donation agreement for Libertyville Savings Bank to donate their current location at 225 E. Broadway Avenue to the City of Keota. Once the paperwork is finalized the information will be presented to the Council. The city clerk also commented that nomination paper to run for Keota City Council or Mayor will be available for pick up at Keota City Hall starting on Monday, August 26 and the deadline to turn them back into the city clerk will be Thursday, September 19, 2019 by 5:00 p.m.

Council/Mayor Comments: The city owned property at 508 N. Davis Street needs to be mowed and/or sprayed before school starts. There was a question as to where the City was with the survey of the alleyway north of Washington Avenue on Carpenter Street. The public works director will contact Hart Frederick to ask when the pins will be set.

Motion was made by Scott Westendorf to adjourn the meeting at 8:54 p.m. Matt Greiner seconded the motion. Motion passed with a unanimous vote. The Keota City Council will meet on Tuesday, September 3, 2019 with a work session at 6:00 p.m. and the meeting starting at 7:00 p.m.

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MAYOR ANTHONY CANSLER

ATTEST:

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CITY CLERK TOMISHA HAMMES

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