

June 1, 2020

The Keota City Council met on June 1, 2020, at the Keota City Hall. The work session was called to order at 6:01 p.m. by Mayor Pro-Tem Keith Conrad.

Council Members answering roll call were: Curt Burroughs, Mike Bender, and Rod Hill. City employees present were Kevin Slaubaugh and Tomisha Hammes. Also in attendance was Rita Sheetz, Lyle Insurance.

Public Works Director Kevin Slaubaugh gave his report during work session as he was unable to attend the meeting. LL Pellings have finished their work on the city streets. He presented the amount of water that Manatts used for grinding the highway west of town. The total was 338,000 gallons of water used. The clerk will send out a bill for the water used at \$36.61 base for 2,000 gallons and \$11.00 for every 1,000 used after that. The lot at 105 N. Davis Street has been seeded. The new fire hydrant is in at the corner of McKinley Street and Keokuk Avenue. The Ball Association requested that the electricity be left on until the 2021 season so that they can keep the frozen meat in the freezer. The Council said that the electricity needs to be turned off due to the price to keep it on and liability if the power goes out and the meat goes bad. The clerk and Slaubaugh will be going to Dewitt on Monday, June 8 to pick up the library shelving that the Council approved purchasing. There have been a few complaints about headstones being moved or knocked over at the cemetery. Bean & Bean will be coming through to move them back. The trailer at 110 N. Hamilton is in the process of being torn down. He has picked out a flag pole to put up at the new city hall that is like the ones at the Keota VFW Memorial.

Rita Sheetz, Lyle Insurance, discussed different health insurance options for the City.

The Council reviewed the presented rough draft copy of the 28-E Agreement with the City of Keota for the KeWash Trailhead and the Washington County Conservation.

Discussion was held on the Workforce Housing Tax Incentive Program Resolution and Letter of Support for SDF Properties, LLC.

No decisions were made on any items discussed during work session.

Motion was made by Councilman Conrad to adjourn work session at 6:53 p.m. Councilman Bender seconded the motion. Motion passed with a majority vote.

The Keota City Council Meeting was called to order at 7:06 p.m. by Mayor Anthony Cansler in the Keota Fire Station.

Council members answering roll call were: Curt Burroughs, Keith Conrad, Rod Hill, Mike Bender, and Matt Greiner. City Employee present was Tomisha Hammes. Also in attendance was Denny Lyle, Larry Huber, Rich Klein, Patty Tinnes, Jim Tinnes, Nick Mahan, Heath McDonald, Erin McGuire, Kathy Davis, Carl Sigler, Judy Sigler, Kathy Ewald, Marcelene Juniper, Sue McDonald, Karen Sypherd, Dan Flynn, Dave Shemanski, and Steve Klein.

Councilman Burroughs gave the Invocation.

Motion was made by Councilman Conrad to amend the agenda adding Resolution 2020-27: Supporting the Application for the Workforce Housing Tax Incentive Program for Scott Flynn, SDF Properties, LLC and the Letter of Support to apply for the Workforce Housing Tax Incentive Program

for Scott Flynn, SDF Properties, LLC after (f) under new business. Councilman Bender seconded the motion. Motion passed with a unanimous vote.

Motion was made by Councilman Burroughs to approve the consent agenda including minutes from the May 18, 2020 meeting and payment of bills. Councilman Hill seconded the motion. Motion passed with a majority vote.

**CITY OF KEOTA
JUNE 1, 2020 COUNCIL MEETING
FOR PERIOD MAY 19 - JUNE 1, 2020**

<u>PAYEE</u>	<u>AMOUNT</u>	<u>COMMENT</u>
CONRAD, DOUGLAS L.	\$1,803.00	Payroll
GREINER, ASHLEY	\$56.75	Payroll
GREINER, TONIA	\$702.34	Payroll
HAMMES, TOMISHA	\$1,037.03	Payroll
MILLER, KEVIN	\$1,207.77	Payroll
SLAUBAUGH, KEVIN L.	\$1,458.56	Payroll
EFTPS	\$1,799.04	Employee Withholdings
IPERS	\$2,627.50	Employee Benefits
ALL AMERICAN PEST CONTROL	\$30.00	Library - Pest Control
BUDGET BLINDS	\$2,591.75	Library - Blinds from Grant
CASH	\$475.00	Library - Summer Reading Program Gift Cards
CENGAGE LEARNING	\$235.81	Library - Books and Memorial
INFOMAX	\$46.98	Library - Copier Fee
WINDSTREAM	\$146.18	Library - Phone/Fax
UNITED STATES POST OFFICE	\$128.80	Water/Sewer - Monthly Bills Postage
IOWA FINANCE AUTHORITY	\$66,380.69	SRF Loan Principal & Interest - Wastewater Treatment Plant
IOWA FINANCE AUTHORITY	\$27,801.25	SRF Loan Principal & Interest - Water Treatment
IOWA FINANCE AUTHORITY	\$16,167.50	SRF Loan Principal & Interest - Water Mains Davis Street
IOWA FINANCE AUTHORITY	\$11,411.94	SRF Loan Principal & Interest - Water Mains Davis/Broadway
IOWA FINANCE AUTHORITY	\$49,665.00	SRF Loan Principal & Interest - Water Tower
KIM CRAWFORD	\$75.00	Water - Finalized Bill Refund
MERLYN DETWEILER	\$15.00	All Dept. - Mower Blade Sharpening
MUNICIPAL SUPPLY INC.	\$377.50	Water - Couplings
MENARDS	\$95.90	Sewer - Plywood and Filter
WELLMARK BLUE CROSS BLUE SHIELD	\$9,130.62	Employee Health Benefits
KEOTA LAWN AND POWER EQUIPMENT	\$96.00	All Dept. - Mower Repair
ALLIANT ENERGY	\$6,789.99	All Dept. - Gas/Electric
FIRST NATIONAL BANK	\$613.79	Library - Books/Memorial/Janitorial
FIRST NATIONAL BANK	\$97.61	Police - Vehicle O & M
FIRST NATIONAL BANK	\$216.69	All Dept. - Mailings/Water Bills
KOCH OFFICE GROUP	\$151.38	All Dept. - Copier/Printing
TREMMELE BACKHOE SERVICE	\$1,420.00	Water - Fire Hydrant Replacement
GREENLEYS, CORP.	\$162.54	Police - Office Supplies
MALLEY HARDWARE	\$235.67	All Dept. - Operating Supplies
TOTAL	\$205,250.58	

Councilman Conrad stated that moving forward with the meetings, while residents are speaking, please allow them to speak. Do not debate with them or the Council. We all need to be respectful of one another at the meetings and let people speak their opinion while they have the floor.

Citizen Comments: Mayor Cansler read the following: While Citizen's Comments are not required by law, the Mayor and City Council welcome comments from the public. An opportunity to speak is not

guaranteed, and is allowed at the discretion of the Chair. You are asked to state your name and address for the record and to limit your remarks to 3 minutes in order that others may be given the opportunity to speak.

The following requirements will be enforced by the Mayor and City Council;

- All comments must be directed at the Council*
- Only the citizen given the chair to speak is allowed to speak. Anyone else speaking will be removed from the meeting.*
- You may ask questions to the Council; however, your questions will not be answered during Citizens comments and will be considered, though no answer guaranteed, during the Council's debate.*
- Once Citizens comments are complete there is to be no talking or comments from the gallery. Any citizen speaking once Citizen's comments are complete will be removed from the meeting.*

Please remember, Robert's Rules of Order requires that all debate be conducted by the Council without interruption from the gallery and is enforceable by law. Likewise, the Council is not to enter into debate with the public during the meeting. If a Councilman asks a question of a Citizen, the Citizen will be allowed to answer the question only.

Robert's Rules of Order also states that the Order of Business is at the discretion of the Chair who is the Mayor.

Jim Tinnes asked if the transaction to exchange the city owned property of 508 N. Davis Street for the property at 506 N. Ellis Street. And what the process would look like if the City were to sell the property at 506 N. Ellis Street. The transaction is not quite done and the Council would have to have a public hearing and take seal bids for the sale of 506 N. Ellis Street. Comments for and against the Open Burn Regulations Ordinance were voiced by multiple people.

Department Reports:

-Officer Doug Conrad submitted a written report. For the reporting period of May 15 through May 28 there were thirteen (13) service calls/complaints and no citations issued. Service Calls/Complaints: two theft, two disorderly conduct, one suicide/statements, two assist and serve, one attempt to locate, two dog/cat/misc. animal, one traffic violation, one domestic abuse, one scam.

-Museum Board President Karen Sypherd stated that the Museum is able to accept a stained glass window from the mid-1800s that was in the Keota Methodist Church that was built in 1872. Karen was asking the Council for permission to house it in the lobby area of the new city hall building if they were to take possession of it and have it repaired. The Council agreed to allow the window to be place in the lobby area of the city hall building.

-Library Board President Nick Mahan stated that the library Summer Reading Program will start on June 1 and there will be prizes for all ages. There is a large book sale going on now at the library. The library is open to the public daily from 10:00 a.m. to 4:00 p.m. Tuesday, July 28, the library is tentatively scheduled to have the Raptor Center come for a program. The library is requesting to use the north park to allow for more space for the program. The Council stated that they were fine with allowing the use of the park for the library.

The potential Wilson Memorial Park Updates were discussed. Erin McGuire and Steve Klein were present from the Keota Ball Association and Denny Lyle and Larry Huber were present from the Keota Unlimited to discuss past projects, current projects, and potential future projects with the Council.

Denny Lyle talked to the Council about the KeWash Trailhead. Keota Unlimited is wanting to plant about fifteen trees/shrubs along the north area of the trail by the Vision Ag building. There are still some issues with the drainage along the ditch even with the berm that was built. They are working on a sign to put out at the trailhead. He looked over the 28-E agreement that was sent and everything

looks in order with it.

The city clerk did the third reading of Ordinance 279.

Motion was made by Councilman Bender to approve Ordinance 279 – Sewer Rates. Councilman Conrad seconded the motion. Roll call vote: Ayes – Greiner, Burroughs, Conrad, Hill, and Bender; Nays – None; Abstain – None; Absent – None. Motion passed with a unanimous vote. The reason for the rate increase is to pay the SRF Loan for the new wastewater treatment plant that the Iowa DNR required the City of Keota to update.

Ordinance No. 2020-279

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KEOTA, IOWA, 2017, BY AMENDING PROVISIONS PERTAINING TO THE RATES CHARGED FOR SEWER RENTAL RATES AS OF JULY 1, 2020.

BE IT ENACTED by the City Council of the City of Keota, Iowa:

SECTION 1. Title VI, Chapter 9, Section 2 of the Keota Municipal Code, 2017, is hereby repealed and the following adopted in lieu thereof:

6-9-2: Rental Rate: Each Customer shall pay a sewer rental based on water used each month:

1. For the first 2,000 gallons of water used, sewer rent shall be \$41.67 (Minimum Charge).
2. For the next 3,000 gallons of water used, sewer rent shall be charged at \$5 per 1,000 gallons.

SECTION 2. REPEALER. That all other ordinances or parts of ordinances in conflict herewith are repealed.

SECTION 3. SEVERABILITY CLAUSE. That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Keota, Iowa, hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law with new rates taking effect on July 1, 2020.

The city clerk did the 2nd reading of the Ordinance 2020-282: Open Burning Restrictions.

Discussion on the Ordinance 2020-282: Open Burning Restrictions. Councilman Burroughs commented that he appreciated the number of people coming to the meeting to express their opinion on the Open Burning Ordinance. It seems there is a strong majority wanting to keep the current ordinance in place and not allow open burning. Councilman Bender stated that he is open to revising the Open Burn Restrictions and adding in timeframes as to when you are only able to burn. Councilman Greiner stated that he had never had anyone request being able to burn leaves, so why change it now. He would be open to looking into having an option of putting leaves at the curb for city employees to pick up yard waste for those that have no way to get the yard waste to the compost site. Councilman Conrad stated that he would be open to easing the current burn ban restrictions for time periods. Councilman Hill commented that Mission Groups previously would go around as a fundraiser to rake leaves and clean up yards. He would like to see some organizations look into starting up that fundraiser again to help those who don't have a way to access the compost site. The final reading and decision will be made at the June 15, 2020 meeting. **The Burn Ban is still currently in place. Untreated wood is the only item allowed to be burned within the City of Keota city limits.*

The city clerk did the second reading of Ordinance 2020-284: Animal Ordinance.

Discussion on Ordinance 2020-284: Animal Ordinance. Councilman Hill stated that he is worried that by putting this ordinance in place, it is going to cost the City a lot of money to prove that certain dogs are pit bulls in town.

Motion was made by Councilman Conrad to approve Resolution 2020-27: Supporting the Application for the Workforce Housing Tax Incentive for SDF Properties LLC. Councilman Bender seconded the motion. Roll call vote: Ayes – Greiner, Burroughs, Conrad, Hill, and Bender; Nays – None; Abstain – None; Absent – None. Motion passed with a unanimous vote. Councilman Burroughs stated that moving forward, all applications or resolutions seeking approval from the Council need to be submitted the Friday before a meeting by 10:00 a.m. for the Council to review. If not received by the deadline, those applications or resolutions will be pushed to the following meeting.

Motion was made by Councilman Burroughs to approve the Letter of Support for the Workforce Housing Tax Incentive Program for SDF Properties LLC. Councilman Conrad seconded the motion. Motion passed with a unanimous vote.

Motion was made by Councilman Burroughs to approve Resolution 2020-26: FY20 Budget Funds Transfers. Councilman Bender seconded the motion. Roll call vote: Ayes – Greiner, Burroughs, Conrad, Hill, and Bender; Nays – None; Abstain – None; Absent – None. Motion passed with a unanimous

Motion was made by Councilman Conrad to approve the Tobacco Permit for County Line Mart LLC. Councilman Bender seconded the motion. Motion passed with a unanimous vote.

Motion was made by Councilman Conrad to approve the Tobacco Permit for The Roost. Councilman Greiner seconded the motion. Motion passed with a unanimous vote.

Motion was made by Councilman Conrad to approve the Tobacco Permit for Keota Eagle Foods. Councilman Bender seconded the motion. Motion passed with a unanimous vote.

Discussion was held on the Employee Handbook. The Council is discussing changing the health insurance to single plans only for any future hires for the City. The Council is also looking into having a Personnel Committee made up of the Mayor and two Council members to do the annual employee evaluations and set wages to streamline the budget process when it comes to employee wages. The Committee would do the evaluations in October or November and have the wage recommendations set in December each year.

The Board of Adjustments is needing two new members. If anyone is interested in potentially being part of the Board contact the Mayor or a Councilman to discuss it.

Motion was made by Councilman Conrad to approve the 211 N. Carpenter Street building permit for a fence. Councilman Bender seconded the motion. Motion passed with a unanimous vote.

Motion was made by Councilman Conrad to approve the 507 W. Washington Avenue building permit for a deck. Councilman Hill seconded the motion. Motion passed with a unanimous vote.

Clerk/Council/Mayor Comments:

The clerk stated that she contacted Dan Levi, Levi Architecture, to find a date that he could do a walk thru at Wilson Memorial Library for the potential Daycare Facility. He will get back to her on his travel dates. The property sale of 201 South Davis Street is complete. The City received the check for the

sale last week. The purchase agreement for 105 N. Davis Street has been signed and sent to the Keokuk County Recorder's Office. The abstract for that property is with the city attorney. The Rural Road Trip will be June 5-7, so there will be an upswing of traffic through town on those dates. Slaubaugh and the clerk continue the drive arounds – there were ten letters sent on the previous weeks and an additional eight letters for the Council to sign this week.

Councilman Burroughs – update on why the Council is reviewing and changing so many ordinances. For years there have been ordinances added giving the Council more power and the residents less power. The Council has eliminated 131 ordinances giving more power to the residents and lessening the power of the Council.

Councilman Bender – contacted Dan Flynn about the Pool Committee. Flynn stated that the Pool Committee will be meeting next week and will talk at the June 15 meeting about any updates.

Councilman Conrad – People need to be respectful when using the compost site. If you lose branches on your way out to the site, please stop and pick them up to take them to the compost. Don't just leave them or throw them in the ditch.

Mayor Cansler – The primary election will take place on Tuesday, June 2 in Sigourney at the high school gym from 7:00 a.m. to 9:00 p.m. He thanked those that attended the meeting.

Motion was made by Councilman Conrad to adjourn at 8:41 p.m. Councilman Bender seconded the motion. Motion passed with a unanimous vote. The City Council will next meet on Monday, June 15, 2020, starting at 7:00 p.m. in the Keota Fire Station – tentatively.

MAYOR ANTHONY CANSLER

ATTEST:

CITY CLERK TOMISHA HAMMES

These are not official minutes. These minutes will be approved at the next council meeting.