

**AGENDA
KEOTA CITY COUNCIL
KEOTA CITY HALL
225 E. Broadway Ave.
February 22, 2022
6:00 P.M.**

- 1. Roll Call**
- 2. Work Session**
 - a. Discussion of Keota Municipal Pool Project**
- 3. *Adjournment**

***Mayor Anthony Cansler*Councilman Matt Greiner*Councilman Heath McDonald
*Councilman Keith Conrad*Councilman Mike Bender*Councilwoman Danielle Imhoff**

***Public Works Director Kevin Slaubaugh*Public Works Micah Harmsen *Police Chief Doug Conrad
*City Clerk/Administrator Tomisha Hammes**

**AGENDA
KEOTA CITY COUNCIL
225 E. BROADWAY AVE.
FEBRUARY 22, 2022
7:00 P.M.**

- 1. Roll Call**
- 2. OPEN - Public Hearing – FY23 Max Tax Levy**
- 3. CLOSE – Public Hearing – FY23 Max Tax Levy**

4. *Approve Consent Agenda

Note: These are routine items and will be enacted by one motion without separate discussion unless a Council member requests an item be removed for separate consideration.

- a. Minutes of February 7, 2022, meeting
- b. Bills for payment
- c. January 2022 month end financials

5. Department Reports

- a. Public Works
- b. Police
- c. Library
- d. Museum

6. Business

- a. Discussion on 204 E. Broadway Avenue Property – Scott Flynn
- b. Approve Resolution 2022-05: FY23 Max Tax Levy
- c. Approve Resolution 2022-06: Setting Public Hearing on March 7, 2022 to approve Fiscal Year 2023 Budget
- d. Approve Resolution 2022-07: Setting Public Hearing on March 21, 2022 for Proposed Authorization of a Loan Agreement and Issuance not to exceed \$400,000 for Keota Municipal Pool
- e. Discussion on Potential Agreement between City of Keota – Pool and YMCA
- f. Approve Resolution 2022-08: Application for Tax Exemption under the Keota Urban Revitalization Plan – Fiddle Dee Dee, 203 E. Broadway Avenue

7. Citizen Comments

8. Clerk/Council/Mayor Comments

9. *Adjournment

*Mayor Anthony Cansler*Councilman Matt Greiner*Councilwoman Danielle Imhoff
*Councilman Keith Conrad*Councilman Mike Bender*Councilman Heath McDonald

*Public Works Director Kevin Slaubaugh*Public Works Employee Micah Harmsen*Police Chief Doug Conrad
*City Clerk/Administrator Tomisha Hammes

FEBRUARY 7, 2022

The Keota City Council met on February 7, 2022 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: Mike Bender, Keith Conrad, Danielle Imhoff, and Heath McDonald. City Employees present were Micah Harmsen, Toni Greiner, and Tomisha Hammes. Also in attendance was Karen Sypherd, Jim Tinnes, Brandon Imhoff, Nick Beinhart, Dan Flynn, and Curt Burroughs.

Motion was made by Councilman Conrad to approve the consent agenda including minutes from the January 19 and January 31, 2022, meetings and payment of bills. Councilwoman Imhoff seconded the motion. Motion passed with a 4-0 vote.

CITY OF KEOTA
 FEBRUARY 7, 2022 COUNCIL MEETING
 FOR PERIOD JANUARY 20 - FEBRUARY 7, 2022

<u>PAYEE</u>	<u>AMOUNT</u>	<u>COMMENT</u>
CONRAD, DOUGLAS L.	\$1,907.71	Payroll
GREINER, ASHLEY	\$31.31	Payroll
GREINER, TONIA	\$844.10	Payroll
HAMMES, TOMISHA	\$1,388.05	Payroll
HARMSEN, MICAH	\$1,367.83	Payroll
SLAUBAUGH, KEVIN L.	\$1,571.73	Payroll
EFTPS	\$2,190.28	Employee Withholdings
IPERS	\$2,912.62	Employee Benefits
CENTER POINT LARGE PRINT	\$74.75	Library - Large Print Books
CLARION PLAINSMAN	\$21.00	Library - Periodicals
INFOMAX OFFICE SYSTEMS	\$147.36	Library - Copier Lease
WINDSTREAM	\$146.04	Library - Phone/Fax
COX SANITATION	\$3,770.50	Garbage Bags/Pick-Up
WAGGONER SOLUTIONS	\$4,604.29	WWTP - Aerator repair
MALLEY HARDWARE	\$79.28	All Dept. Supplies
PRINTERS WORKSHOP	\$367.00	All Dept. Office Supplies
QUILL	\$61.09	City Hall - Office Supplies
H & M FARM & HOME	\$9.58	Shop - Bathroom Plumbing
OLLINGER ELECTRIC	\$82.39	Parks - West Side Sign Repair
ARMSTRONG HEATING & AC, INC.	\$89.11	Water - Furnance Repair at Plant
MID-AMERICA PUBLISHING	\$683.70	All Dept. - Publishing
KEOKUK COUNTY AUDITOR	\$894.92	Election Costs
HICKENBOTTOM INC.	\$183.23	Shop - Bathroom Plumbing
SINCLAIR TRACTOR	\$246.90	Streets - Skid Loader Repairs
ALLIANT ENERGY	\$8,300.73	All Dept. Gas/Electric
KEOTA EAGLE FOODS	\$13.38	City Hall - Janitorial Supplies
FIRST NATIONAL BANK	\$94.50	All Dept. Meeting Supplies
FIRST NATIONAL BANK	\$319.54	All Dept. Postage/Streets - Signs
FIRST NATIONAL BANK	\$212.00	Police - Veh. O & M
FIRST NATIONAL BANK	\$545.34	Library - Books/DVDs/Supplies
VISION AG	\$14.59	Parks - Sprayer
VERIZON WIRELESS	\$40.01	Police - Hot Spot
KEVIN'S CELLULAR SALES & SERVICE	\$195.00	Library - Snow Removal
HART-FREDERICK CONSULTANTS PC	\$1,593.20	Economic Development - Survey Northeast Side o Washington Rd.
FARMERS COOPERATIVE ASSN.	\$2,145.33	All Dept. - December & January Supplies/Veh. O &

Department Reports:

- Public Works Department – Knocked out a wall in the shop of the old office to store the lawn mowers in that area to free up area in the shop. Currently in the process of repairing the street sweeper. Serviced skid loader. Both Kevin and Micah have been doing multiple water shut offs. Another cylinder was ordered for the snow plow as a spare otherwise the snow plow is ready to go.
- Police Department – A written report was submitted. Reporting period of January 14, 2022 through January 31, 2022. There were sixteen (16) service calls/complaints and six (6) citations issued. Service Calls/Complaints: one burglary, two theft, one vandalism, one family and children, one intoxication, one disorderly conduct, one trespass, one other criminal violations, one accident (traffic), three assist and serve, one misc. investigation, one dog/cat/misc. animal, and one domestic abuse. Citation issued: one speed/alternative enforcement, one violation school permit/alternate enforcement, one possession of drug paraphernalia, one domestic abuse causing bodily injury, one assault causing bodily injury, and one possession controlled substance.
- Wilson Memorial Library – New LED lights have been flickering, Ollinger Electric came down to look at them. He thought that it may have something to do with Alliant Energy, so they will look into it. People have made donations of snacks for kids to stop by and grab after school. Valentine Day Craft Day on Wednesday, February 9 for early out day. On Saturday, March 12 there will be a Princess Party. Working on the old museum turning it in to a movie theater.
- Keota Historical Museum – They held an open house a week ago with PEO organization. The Museum Board is willing to open for other groups.

Discussion on City Funds going towards the Keota Municipal Pool Project. Nick Beinhart stated that after the last pool meeting Patrick Eagan, One Design and Engineering, went back through to do a redesign of the bathhouse. They are looking to moving to all family restrooms with some lockers available for public use. All the family rooms would be on the south side next to the pool deck. The money in the bank as of current for the construction of the new pool is \$339,827.40 in Keota Unlimited account and \$68,737.57 in the VFW account. There has been \$550,000.00 received in grants. In-kind donations of \$23,393.00. The Council stated that at this time the City of Keota does not have any funds available in the general fund to put towards the Keota Municipal Pool Project. Councilwoman Imhoff stated that since the last meeting she has spoken with a lot of residents that have concerns with the pool project. They felt that the bond issue that failed meant that the residents didn't want to pay for the construction of the new pool. Her concern is that if the Pool Advocates fall short even \$50,000, where is the extra money going to come from and will the residents be upset if they are the ones that have to pay for it. The Council requested that the Pool Advocates submit an email with the current amount in accounts each week to keep up to date on how much money they have raised for the project.

Motion was made by Councilman Bender to approve the mowing bid submitted by Scott Westendorf. Councilman Conrad seconded the motion. Motion passed with a 4-0 vote.

Motion was made by Councilman Conrad to approve the proposal from Evoqua Water Technologies for the Water Softener at the Water Treatment Plant. Councilman Bender seconded the motion. Motion passed with a 4-0 vote.

Motion was made by Councilman Conrad to approve the Dates for Keota City Wide Clean Up for Friday, May 6, from 12:00 to 4:00 p.m. and Saturday, May 7, from 8:00 a.m. to 12:00 p.m. No curbside pick-up. Items will need to be brought to the dumpster location during posted hours. Councilman McDonald seconded the motion. Motion passed with a 4-0 vote.

Motion was made by Councilman Bender to table setting the Public Hearing for the Loan Agreement and the Issuance of not to exceed \$400,000 until March 21, 2022 meeting. Councilwoman Imhoff seconded the motion. Roll call vote: Ayes - Bender, Conrad, Imhoff, McDonald; Nays - None; Absent - Greiner. Motion passed with a 4-0 vote.

Motion was made by Councilman Conrad to approve the Community Catalyst Grant Extension for Scott Flynn. Councilman McDonald seconded the motion. Motion passed with a 4-0 vote.

Councilman Conrad stated that there has not been any audits done on the health benefit, IPERS, and life insurance benefits. This way each of the employees can sit down with Rita Sheetz to discuss their health insurance benefits, the clerk to discuss the life insurance benefits, and be given the information on their IPERS benefits through the City to better understand what they are being offered. Motion was made by Councilman Conrad to approve the Employee Health Insurance Audits. Councilwoman Imhoff seconded the motion. Motion passed with a 4-0 vote.

Motion was made by Councilman Conrad to Approve Resolution 2022-03: Application for Tax Exemption under the Keota Urban Revitalization Plan – Mulberry Lane Investments. Councilman Bender seconded the motion. Roll call vote: Ayes - Bender, Conrad, Imhoff, McDonald; Nays - None; Absent - Greiner; Motion passed with a 4-0 vote.

Motion was made by Councilman Bender to approve Resolution 2022-04: Wellmark Foundation Grant for the Keota Municipal Pool. Councilman McDonald seconded the motion. Roll call vote: Ayes – Bender, Conrad, Imhoff, McDonald; Nays - None; Absent - Greiner; Motion passed with a 4-0 vote.

Motion was made by Councilman Conrad to approve the Investment Policy. Councilman Bender seconded the motion. Motion passed with a 4-0 vote.

Citizen Comments: No comments.

Clerk/Council/Mayor Comments: Councilman Conrad attended the annual Keota Fire Department meeting. They are budgeting for the new generator at the fire station. He also attended the Washington County Assessor's Board meeting to approve their budget. He met with Sigourney Area Development Corporation last week and will again meet with them on Wednesday to discuss options for Keokuk County community support. Mayor Cansler attended the budget meeting for the Keokuk County Assessor's meeting.

Motion was made by Councilman Conrad to adjourn at 8:59 p.m. Councilman Bender seconded the motion. Motion passed with a 4-0 vote. The City Council will next meet on Tuesday, February 22, 2022 at 6:00 p.m. for a work session for the pool followed by the regular meeting at 7:00 p.m.

MAYOR ANTHONY CANSLER

ATTEST:

CITY CLERK TOMISHA HAMMES

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

CITY OF KEOTA
 FEBRUARY 22, 2022 COUNCIL MEETING
 FOR PERIOD FEBRUARY 8 - FEBRUARY 22, 2022

<u>PAYEE</u>	<u>AMOUNT</u>	<u>COMMENT</u>
CONRAD, DOUGLAS L.	\$1,907.71	Payroll
GREINER, ASHLEY	\$31.31	Payroll
GREINER, TONIA	\$1,004.71	Payroll
HAMMES, TOMISHA	\$1,388.05	Payroll
HARMSSEN, MICAH	\$1,367.83	Payroll
SLAUBAUGH, KEVIN L.	\$1,571.73	Payroll
EFTPS	\$2,244.98	Employee Withholdings
ZACHARY JOHNSON	\$100.00	Deposit - Finalized Billing
US CELLULAR	\$199.79	All Dept. Cell Phones
UNITED STATES POST OFFICE	\$155.20	Water/Sewer - Monthly Billing
ION ENVIRONMENTAL SOLUTIONS	\$3,625.00	Water/Sewer - Contracted Services
IOWA ASSOCIATION OF MUNICIPAL UTILITIES	\$708.00	Water - Association Dues
ALL AMERICAN PEST CONTROL	\$55.00	City Hall - Quarterly Pest Control
OLLINGER ELECTRIC	\$70.00	Library Building - Light Repair
MENARDS	\$245.18	Streets/City Hall - Heavy Duty Saw Horses/Vacuum
SINCLAIR TRACTOR	\$246.90	Streets - Street Sweeper Repairs
ARNOLD MOTOR SUPPLY	\$41.70	Sewer - Truck Bed Painting
WELLMARK BLUE CROSS BLUE SHIELD	\$7,339.93	Employee Health Benefits

TOTAL \$22,303.02

Jan-22

FUND	BEGINNING BALANCE	RECEIPTS	EXPENDITURES	END BALANCE
LIBRARY CD 1	\$39,541.88			\$39,541.88
LIBRARY CD 2	\$31,058.30			\$31,058.30
SEWER CD	\$146,026.99		\$127.42	\$146,154.41
SEWER VEH CD	\$20,604.66			\$20,604.66
WATER CD	\$69,525.34			\$69,525.34
WATER VEH CD	\$426.40			\$426.40
DARE	\$1,025.86			\$1,025.86
POLICE FORFEITURE	\$572.49			\$572.49
GEN FD INV	\$1,449.97		\$0.04	\$1,450.01
GEN FD LIBR INV	\$4,982.48		\$0.13	\$4,982.61
LIB BUILDING	\$1,305.64		\$0.03	\$1,305.67
LIB MEMORIALS	\$306.12			\$306.12
PERPETUAL CARE FUND	\$10,317.54		\$0.26	\$10,317.80
POLICE VEHICLE INV	\$27,174.38		\$1.15	\$27,175.53
PARK & CEM VEH	\$606.59		\$0.02	\$606.61
CITY HALL BLDG RPR	\$19,222.77		\$0.49	\$19,223.26
CIVIL DEFENSE FU	\$3,175.94		\$0.08	\$3,176.02
KEOTA DAYCARE	\$1,190.53		\$0.03	\$1,190.56
WILSON MEMORIAL LIB	\$17,579.30		\$0.45	\$17,579.75
T&A METER INV	\$23,679.10		\$0.60	\$23,679.70
SIDEWALK SAVINGS	\$14,531.24			\$14,531.24
WTR VEH SAVINGS	\$29,320.94			\$29,320.94
WTR TWR MAIN SAVINGS	\$9,649.04			\$9,649.04
SEWER VEH SAVINGS	\$9,124.71			\$9,124.71
SNOW EQUIPMENT SAVINGS	\$5,074.06			\$5,074.06
CHECKING	\$1,328,559.32	\$76,369.45	\$79,680.52	\$1,325,248.25
GENERAL		\$5,571.39	\$26,000.86	
GENERAL - LOCAL OPTION		\$9,138.70		
CITY HALL PETTY CASH	\$50.00			\$50.00
CITY HALL CASH DRAWER	\$100.00			\$100.00
DARE			\$854.11	
ROAD USE		\$10,167.07	\$3,077.83	
EMPLOYEE BENEFIT		\$118.55	\$12,410.77	
DEBT SERVICE		\$16.20		
CAPITAL IMPROVEMENT		\$121.47		
LIBRARY		\$72.50	\$2,892.12	
LIBRARY PETTY CASH	\$25.00			\$25.00
LIBRARY MUSEUM		\$800.00		
WATER		\$25,085.67	\$23,836.42	
CP. WTR. TRTMNT. PLANT				
CP. WTR. TOWER				
CP. WTR. MAIN DAVIS ST				
CP. WTR MAIN BROAD/DAVIS				
UTILITY DEPOSITS		\$400.00		
SEWER		\$24,877.90	\$14,024.60	
SEWER EXT-BROADWAY				
SEWER PLANT UPGRADE				
TOTAL				\$1,813,026.22