

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

**1. Roll Call**

**2. OPEN - Public Hearing – FY23 CITY OF KEOTA BUDGET**

**3. CLOSE – Public Hearing – FY23 CITY OF KEOTA BUDGET**

**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 22, 2022, meeting
- b. Bills for payment

**5. Department Reports**

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

**6. Business**

- a. Discussion on City of Keota Property Lease Proposal with Cloudburst9 for Fiber Internet
- b. Discussion Keota Municipal Pool
- c. Motion for Paying the Y.M.C.A. Yearly Fee
- d. Discussion on water meter at 204 E. Broadway Avenue
- e. Approve Resolution 2022-09: Fiscal Year 2023 City of Keota Budget
- f. Approve Resolution 2022-10: Appointing the Keota Community Club as Organizer of the Keota Fun Days
- g. Approve Resolution 2022-11: FY23 Salary for Doug Conrad
- h. Approve Resolution 2022-12: FY23 Salary for Kevin Slaubaugh
- i. Approve Resolution 2022-13: FY23 Salary for Micah Harmsen
- j. Approve Resolution 2022-14: FY23 Salary for Tomisha Hammes
- k. Approve Resolution 2022-15: Community Catalyst Grant – Lori Hammes
- l. Approve Building Permit for 203 E. Broadway Avenue
- m. Approve Letter of Support for Community Catalyst Grant – Lori Hammes
- n. Approve General Accounting Expenditure Community Catalyst Grant – Ramsey Building

**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 22, 2022

The Keota City Council met on February 22, 2022 at the Keota City Hall. The work session was called to order at 6:01 p.m. by Mayor Anthony Cansler.

Council members answering roll call were: Mike Bender, Keith Conrad, Danielle Imhoff, Matt Greiner, and Heath McDonald. City Employee present was Tomisha Hammes. Also in attendance was Kathy Davis, Dan Flynn, Linda Werger, Karen Sypherd, Jeri Klein, and Patrick Eagan – One Design and Engineering via Zoom.

Discussion was held on the Keota Municipal Pool Project. Councilman Bender and Councilman Conrad attended a meeting with the Pool Advocates to review the pool design and layout. The plans were presented to the Council. Patrick Eagan will present the 30% submittal to the Council on Monday, March 7, 2022 and will have an in-person work session on March 21, 2022 at 6:00 p.m. to review the final plans. The survey was received for the site plans. It did not show the water line, but did show gas and sewer. He will talk with the public works and the surveyors to see if they can find the water sources. Soil borings results will be back later this week or next week. Updated tentative timeline from Patrick Eagan was to send out for bids mid to late April with construction starting late August, early September of 2022.

Motion was made by Councilman Greiner to adjourn the work session at 6:54 p.m. Councilman McDonald seconded the motion. Motion passed with a 5-0 vote.

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, Matt Greiner, and Heath McDonald. City Employees present were Micah Harmsen, Toni Greiner, and Tomisha Hammes. Also in attendance Kathy Davis, Dan Flynn, Linda Werger, Karen Sypherd, Amy Schulte, Scott Flynn, Jeri Klein, and Lori Hammes.

The Public Hearing for the FY23 Max Tax Levy was opened. There were no written or oral comments, complaints or concerns with the published Fiscal Year 2023 Max Tax Levy.

Motion was made by Councilman Bender to close the FY23 Max Tax Levy Public Hearing. Councilman McDonald seconded the motion. Motion passed with a 5-0 vote.

Motion was made by Councilwoman Imhoff to approve the consent agenda including minutes from the February 7, 2022 meeting, January month end financials, and payment of bills. Councilman Conrad seconded the motion. Motion passed with a 5-0 vote.

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
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
WINDSTREAM	\$231.33	All Dept. Phone/Fax

TOTAL \$22,534.35

January 2022 Month End Financials

FUND	BEGINNING BALANCE	RECEIPTS	EXPENDITURES	END BALANCE
LIBRARY CD 1	\$39,541.88			\$39,541
LIBRARY CD 2	\$31,058.30			\$31,058
SEWER CD	\$146,026.99	\$127.42		\$146,154
SEWER VEH CD	\$20,604.66			\$20,604
WATER CD	\$69,525.34			\$69,525
WATER VEH CD	\$426.40			\$426
DARE	\$1,025.86			\$1,025
POLICE FORFEITURE	\$572.49			\$572
GEN FD INV	\$1,449.97	\$0.04		\$1,450
GEN FD LIBR INV	\$4,982.48	\$0.13		\$4,982
LIB BUILDING	\$1,305.64	\$0.03		\$1,305
LIB MEMORIALS	\$306.12			\$306
PERPETUAL CARE FUND	\$10,317.54	\$0.26		\$10,317
POLICE VEHICLE INV	\$27,174.38	\$1.15		\$27,175
PARK & CEM VEH	\$606.59	\$0.02		\$606
CITY HALL BLDG RPR	\$19,222.77	\$0.49		\$19,223
CIVIL DEFENSE FU	\$3,175.94	\$0.08		\$3,176
KEOTA DAYCARE	\$1,190.53	\$0.03		\$1,190
WILSON MEMORIAL LIB	\$17,579.30	\$0.45		\$17,579
T&A METER INV	\$23,679.10	\$0.60		\$23,679
SIDEWALK SAVINGS	\$14,531.24			\$14,531
WTR VEH SAVINGS	\$29,320.94			\$29,320
WTR TWR MAIN SAVINGS	\$9,649.04			\$9,649
SEWER VEH SAVINGS	\$9,124.71			\$9,124
SNOW EQUIPMENT SAVINGS	\$5,074.06			\$5,074
CHECKING	\$1,328,559.32	\$76,369.45	\$79,680.52	\$1,325,248
GENERAL		\$5,571.39	\$26,000.86	
GENERAL - LOCAL				
OPTION		\$9,138.70		
CITY HALL PETTY CASH	\$50.00			\$50
CITY HALL CASH DRAWER	\$100.00			\$100
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
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

**Department Reports:**

-Public Works Department – There was a rubberize coating put on the bed of the city truck to protect it from rust. Waiting on parts for the street sweeper. The cylinder for the snow plow was sent back to Mike's Parts and Repair for replacement as the snow plow is still under warranty.

-Police Department – A written report was submitted. Reporting period of February 1, 2022 through February 16, 2022. There were fourteen (14) service calls/complaints and one (1) citation issued. Service Calls/Complaints: one assault, one burglary, two vandalism, two family and children, one disorderly conduct, one trespass, one assist and serve, one attempt to locate, three dog/cat/misc. animal, one domestic abuse. Citation issued: one speed/alternative enforcement.

-Wilson Memorial Library – The boiler was inspected last week. Accreditation application was submitted. Alliant Energy came and tightened something on the building and the lights have not flickered since. The Princess Party will take place on Saturday, March 12, 2022. Contact the library if you would like to attend.

-Keota Historical Museum – Several new acquisitions have arrived. The Board will have a work meeting on Saturday.

Discussion on the property at 204 E. Broadway Avenue – Scott Flynn. Scott Flynn requested that no parking signs be put up in the rear of his building reserving three spots for his rentals and two spots for the office workers. Micah stated that the only concern would be if there is an abundance of snow, there would be issues with where the snow can be hauled to, but they can work around it. The Council requested a locate be done for the area and the signs be put up. Scott Flynn also discussed trying to get a water softener tied into his building. He had requested that there be one meter to the building to have a water softener attached to the one meter. The Council would like to see if the water softener could be installed before the meters and still keep the three separate meters. It would need to be looked at more in depth before a decision is made to move forward with it. Micah will call the Water Shop to see what options are available.

Motion was made by Councilman Conrad to approve Resolution 2022-05: FY23 Max Tax Levy. Councilman Bender seconded the motion. Roll call vote: Ayes – Bender, Conrad, Imhoff, Greiner, McDonald; Nays - None; Absent - None. Motion passed with a 5-0 vote.

Motion was made by Councilman Bender to approve Resolution 2022-06: Setting Public Hearing on March 7, 2022 to approve Fiscal Year 2023 Budget. Councilman Conrad seconded the motion. Roll call vote: Ayes – Bender, Conrad, Imhoff, Greiner, McDonald; Nays - None; Absent - None. Motion passed with a 5-0 vote.

Motion was made by Councilman Conrad to 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. Councilman Bender seconded the motion. Roll call vote: Ayes – Bender, Conrad, Imhoff, Greiner, McDonald; Nays - None; Absent - None. Motion passed with a 5-0 vote.

Discussion on Potential Agreement between City of Keota Municipal Pool and Y.M.C.A. The agreement between the Y.M.C.A. and the City of Kalona was reviewed to see what is included in the agreement. Amy Schulte, YMCA, was present to answer questions regarding the agreement. The Council asked if there is an option for all the Y.M.C.A. run pools buy bulk chemicals together to save money. Amy stated that they have a Y.M.C.A. pricing for chemicals and there may be potential for the City of Keota to get the same pricing. Drink cooler, freezer, cheese warmer, regular fridge for candy, are examples of what would be requested to be in the pool's concession stand. Concession stand equipment can be negotiated in talks with the Board. The term of agreement is typically three years and reviewed at end of season of what may need to be updated. Staff is centrally located meaning Keota staff works at the Keota Pool and won't typically be moved to different pools to fill in. Amy stated that she will talk with the YMCA Board at their next meeting on Monday, February 28. The Board would then potentially break into a smaller group that could meet with a Committee made up of people from the Keota City Council and the Keota Pool Advocates to negotiate the agreement.

Motion was made by Councilman Conrad to approve Resolution 2022-08: Application for Tax Exemption under the Keota Urban Revitalization Plan – Fiddle Dee Dee, 203 E. Broadway Avenue. Councilman Greiner seconded the motion. Roll call vote: Ayes – Bender, Conrad, Imhoff, Greiner, McDonald; Nays - None; Absent - None. Motion passed with a 5-0 vote.

Citizen Comments: Lori Hammes, Keota Community Club President, requested that a Resolution be made appointing that the Keota Community Club as organizer of the Keota Fun Days. This will be put on the agenda for the next meeting. Karen Sypherd thanked Councilman Conrad and Councilman McDonald for responding to all the emails from people in regards to the pool project.

Clerk/Council/Mayor Comments: Councilwoman Imhoff stated that her comments at the last meeting may have been misunderstood. Her comments were that she wanted to make sure that the money was going to be in the bank when the bids went out. She had talked to Nick Beinhart and he assured her that the money would in fact be in the bank when the bids went out. Her position on the pool had not changed, she still was in favor of the pool. Councilman Conrad went over a number of action plans that were stated in the 2012 City of Keota Comprehensive Plan that are finally being addressed. The 2012 Comp Plan can be found under the City of Keota website – [www.keotaiowa.org](http://www.keotaiowa.org) – under City Government. Mayor Cansler thanked everyone for all their hard work and effort that they have put into the projects that are currently being worked on.

Motion was made by Councilman Bender to adjourn at 8:29 p.m. Councilman McDonald seconded the motion. Motion passed with a 5-0 vote. The City Council will next meet on Monday, March 7, 2022 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.\*

CITY OF KEOTA  
 FEBRUARY 22, 2022 COUNCIL MEETING  
 FOR PERIOD FEBRUARY 23 - MARCH 7, 2022

<u>PAYEE</u>	<u>AMOUNT</u>	<u>COMMENT</u>
CONRAD, DOUGLAS L.	\$1,907.71	Payroll
GREINER, ASHLEY	\$62.63	Payroll
GREINER, TONIA	\$761.33	Payroll
HAMMES, TOMISHA	\$1,388.05	Payroll
HARMSSEN, MICAH	\$1,367.83	Payroll
SLAUBAUGH, KEVIN L.	\$1,571.73	Payroll
EFTPS	\$4,470.51	Employee Withholdings
IPERS	\$3,003.25	Employee Benefits
CENGAGE LEARNING	\$78.21	Library - Books
CENTER POINT LARGE PRINT	\$408.02	Library - Books
INFOMAX	\$147.36	Library - Copier Lease
KEOTA EAGLE FOODS	\$34.55	Library - Programs
QUILL CORPORATION	\$50.95	Library - Supplies
WINDSTREAM	\$142.70	Library - Phone/Fax
ION ENVIRONMENTAL SOLUTIONS	\$3,625.00	Water/Sewer - March Operations
VERIZON	\$40.01	Police - Hot Spot
FARMERS COOPERATIVE ASSOCIATION	\$142.24	Water/Sewer - Veh. O & M
FIRST NATIONAL BANK	\$507.99	Water - Training Classes
FIRST NATIONAL BANK	\$296.51	Police - Veh. O & M
FIRST NATIONAL BANK	\$374.23	Library - Books/Programs/Supplies
ARNOLD MOTOR SUPPLY	\$26.20	Streets - Skid Loader Repair
TROY CLAY	\$100.00	Deposit - 1 Year Non-Delinquent Payments Refund
JOHNNY SWANTZ	\$100.00	Deposit - 1 Year Non-Delinquent Payments Refund
SHAR GREINER	\$100.00	Deposit - 1 Year Non-Delinquent Payments Refund
CORY REID	\$100.00	Deposit - 1 Year Non-Delinquent Payments Refund
TYLER BOUSLOG	\$100.00	Deposit - 1 Year Non-Delinquent Payments Refund
KOCH OFFICE GROUP	\$164.63	City Hall - Quarterly Copier Fee
MALLEY HARDWARE	\$108.18	All Dept. Supplies
MENARDS	\$129.80	Streets - Pothole Patch
COX SANITATION	\$3,718.50	Garbage - Pick-Up/Bags

TOTAL      \$25,028.12