

CITY OF KEISER
Council Meeting
July 15, 2024

The Keiser City Council met in regular session Monday, July 15, 2024, at 6 pm at Keiser First Baptist Church MAC Center. In attendance were Mayor Rick Creecy; Recorder/Treasurer Peggy Sellars; and Councilmembers Donna Bell, Joey Jackson, Laura Smith, and Lynn Skaggs.

Minutes from the June council meeting had been read and were approved with a motion from Smith, followed by a second from Jackson; and all said aye.

Financial reports were reviewed and approved with a motion from Smith, followed by a second from Skaggs; and all said aye.

Bell, representing the Special Events Committee, stated that the committee will begin meeting weekly.

OLD BUSINESS

- a. Ordinance 2024-04 Trash Pick-up Ordinance
 - i. Re-introduced with a motion from Jackson, followed by a second from Smith; and all said aye.
 - ii. Motion to dispense with reading three times – to be read in entirety on 1st reading, and by title only 2nd and 3rd readings. Motion, Smith; second, Bell; all said aye.
 - iii. 1st reading in entirety – motion, Jackson; second, Bell; all said aye.
 - iv. 2nd reading by title only – motion, Smith; second, Jackson; all said aye.
 - v. 3rd reading by title only – motion, Jackson; second, Smith; all said aye.
 - vi. Emergency clause – motion, Jackson; second, Smith; all said aye.
 - vii. Ordinance 2024-04 was approved and goes into effect immediately with an emergency clause on July 15, 2024.
- b. Road Bruce Wilson to Jefferson
 - i. Mayor Creecy met with Judge Nelson regarding county doing dirt work for the project.
 - ii. A meeting will be set up with Judge Nelson and Engineer Lance Powell to discuss further.
- c. Park Lights Update
 - i. One pole has been moved, and a new pole has been installed on the north end of the parking lot.
 - ii. Two 1000w LED lights have been installed – one pointing due east and one pointing southeast towards the old playground equipment.
- d. Police Chief
 - i. Thomas (Jr) Boyd has been appointed as temporary/interim police chief.

- ii. Boyd will be working a minimum of 25 hours weekly.
- iii. One candidate has been interviewed and is exploring the possibilities of this would be financially doable.

NEW BUSINESS

- a. CBDG Grant
 - i. This grant is a \$500,000 grant that must be submitted by October 2024.
 - ii. This grant would be used to work on improving the drainage issue in the Senter Addition.
 - iii. The following steps are planned.
 1. Survey the area to get current topographic look at the elevations to determine problem areas.
 2. Dig new ditches and clean out & grade existing ditches.
 3. Replace all missing/damaged culverts for proper drainage.
 4. Repair any damage to homeowners' property.

At 6:30 pm Mayor Creecy paused the city council meeting and called to order a public meeting to allow citizen discussion concerning CDGB Grant. Citizens from the Senter Addition spoke to the fact that flooding is a serious issue in the subdivision, especially for citizens with property in corner lots. Mayor Creecy assured the citizens that any ditches dug would be graded so that mowing them would not be a problem. With the consensus being that the flooding issue in the Senter Addition needs to be resolved, Mayor Creecy concluded the public meeting at 6:30 pm and called the council meeting back to order.

- b. Grant Resolutions
 - i. Resolution 2024-04 – authorizing submittal of application for ACEDP Grant.
 1. Motion, Smith; second, Skaggs; all said aye.
 - ii. Resolution 2024-05 – establishing police prohibiting use of excessive force.
 1. Motion, Jackson; second, Bell; all said aye.
 - iii. Resolution 2024-06 – authorizing mayor and clerk to execute contract.
 1. Motion, Smith; second, Bell; all said aye.
 - iv. Resolution 2024-07 – ensuring fair housing practices.
 1. Motion, Jackson; second, Smith; all said aye.

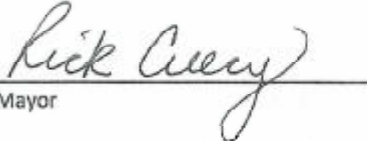
Resolutions 2024-04; 2024-05; 2024-06; 2024-07 were passed unanimously by the Keiser City Council July 15, 2024.

- c. Grant Updates
 - i. Our city's LMI has been adjusted based on the latest census data.
 1. Raised from 39% to 66.5% qualifying our city for grants that we did not qualify for at 39%.
 - ii. T-Mobile Hometown Grant Q2
 1. Did not receive basketball & pickleball courts.
 2. Reapplied for Q2 grant for same.

- iii. Leary Firefighters Foundation Grant
 - 1. Submitted grant for (3) SCBA.
- iv. Firehouse Sub (SCBA)
 - 1. Submitted grant for (3) SCBA.
- d. Proposed Sewer Rate & Loan Discussion
 - i. The new application for ANRC sewer loan is due September 6, 2024. We will be reapplying since we are only going to utilize \$550k of the \$4.6m loan we currently have. Closure for this loan is July 23, 2024. Payments will be approximately \$4,820 per month once all drafts are taken.
 - ii. To finance this loan and qualify for potential loan forgiveness our sewer rates must be 1.25% of our Median Household Income for the most recent 3-year average. Our city's 3-year average is \$36,851.
 - iii. To achieve this 1.25% our sewer rate usage for 4,000 gallons must be at a rate of \$38.50, and we are currently at \$19.23.
 - iv. A rate increase will need to be in place by September 1, 2024.
 - v. The current residential sewer base rate is \$16.57 for the 1st 1k and \$0.09 per 1k usage.
 - vi. The council explored 3 options presented by Mayor Creecy.
 - 1. \$22,700 is our current monthly revenue.
 - 2. Option 1 = \$30,000
 - 3. Option 2 = \$31,000
 - 4. Option 3 = \$29,000
 - 5. These options are estimated as all rates have not been adjusted.
- e. Farm Equipment Parked in City Limits
 - i. A citizen has enquired about the parking of a spray rig and diesel tank on city property.
 - 1. The consensus of the council was the fact that we are a farming community and unless the issue gets out of hand no action needs to be taken.
- f. Other Business
 - i. City Hall's AC is out and is not repairable. Taking estimates to replace unit.
 - ii. Social Media Policies and Procedures was given to the council.

With no further business to discuss Skaggs motioned to adjourn the meeting at 7:30 pm followed by a second from Smith; and all said aye.

The next regular meeting will be August 19, 2024, at 6 pm at Keiser City Hall.



Mayor



Recorder/Treasurer