

CITY OF KEISER

Council Meeting

January 24, 2025

The Keiser City Council met in regular session on Friday, January 24, 2025, at 6 PM at Keiser City Hall. In attendance were Mayor Rick Creecy, Recorder Penny Wilbanks and Council members Joey Jackson, Laura Smith, and Donna Bell. Councilmember Lynn Skaggs was absent. Mayor Creecy called the meeting to order.

Minutes from December council meeting were read with a motion to approve by Bell, followed by a second by Jackson; and all said Aye.

Minutes from a special meeting from January 4, 2025, were read with a motion to approve by Jackson, followed by a second by Bell; and all said Aye.

Financial Reports were reviewed with a motion to approve by Smith, followed by a second by Bell; and all said Aye.

OLD BUSINESS

- A. ANRC Sewer Grant/Loan – Award Letter
 - a. Mayor Creecy accepted and signed the award letter
- B. Annexation – Meeting
 - a. A meeting was held with the Dunavant residents to discuss the annexation of their area. The residents were all perceptive but with concerns. Questions arose about the responsibility of the city and the residents concerning paved roads and water/sewer lines. The residents requested something in a contract.
- C. Subdivision West Main
 - a. We are reviewing the zoning of the subdivision
 - b. The mayor met with representatives from Cotton Steel to discuss the rules of impact.
 - c. The mayor is contacting Danny Gibson about the subdivision.

NEW BUSINESS

- A. Sewer Debt Reserve
 - a. The mayor spoke with the Bonds Lawyer and stated that we would be required to build up a Debt Reserve for our new sewer loan.
 - b. We opened a new account for this reserve. We will transfer our one-cent sewer Sales and Use return into this debt reserve. Motion to approve by Jackson; followed by a second from Bell, and all said aye.

B. 2024 Final Year Ending Budget

- a. A motion to accept the 2024 Final Year Ending Budget was approved by Smith; followed by a second from Bell, and all said aye.

C. Code Enforcement Ordinance Amendment

- a. A motion to approve the reading of Ordinance 2025-01, one time by Title and all contents, and Read Ordinance 2025-01 by Title Only a second and third time. AN ORDINANCE AMENDING ORDINANCE 2024-01 TO MODIFY THE DEFINITION FOR RUBBISH, ADJUST TERMINOLOGY, AND UPDATE PENALTIES, AND FOR OTHER PURPOSES; was approved by Jackson, with a second by Smith, and all said aye.
- b. A motion to pass Ordinance 2025-01 was approved by Bell, followed by a second by Smith, and all said aye.
- c. A motion to approve an Emergency Clause being read in Ordinance 2025-01 was approved by Jackson, followed by a second by Smith, and all said aye.
- d. Emergency Clause passed with the motion to approve by Jackson, followed by a second from Bell, and all said aye.

D. Grants

- i. Applied for.
 - 1. The mayor will reapply for the Mitigation grant.
 - 2. Firehouse Sub to purchase Scuba packs for the Fire Department
 - 3. BCBS First Aid
 - 4. Thermal Packaging
- ii. Awarded
 - 1. Fire Protection Grant
 - a. This grant will provide funding for 3 Scuba packs and 2 AWIN radios for the Fire Department

ORDER OF MEETINGS FY2025

- A. A motion to approve the continuance of meetings with past meeting format following the “Roberts Rule of Order” was approved by Bell, followed by a second by Jackson, and all said aye.
- B. Motion to allow citizens up to 5 minutes each at council meetings or comments was approved by Jackson, followed with a second by Bell, and all said aye.

2025 STATE OF THE CITY

- A. Mayor Creecy presented to the Council members a statement concerning the Grants applied for and the ones which were granted. See; Attachment “A”.

OTHER BUSINESS

A. Customer Credits

- i. A list of customer credits given for 2024 was presented to the council and a motion to approve the credits was given by Jackson, followed with a second by Smith and all said aye.

- B. LOPFI for the police department was discussed. We already have LOPFI for our Fire Department, which is funded by the state. The Police Department LOPFI would be funded by the city. Councilman Bell suggested to giving it more thought and doing more research.
- C. Cypress Street
 - i. There are no minutes for the adoption of Cypress Street. We need to adopt the plot into minutes to make it official. Motion to adopt was approved by Bell, followed with a second by Jackson, and all said aye.
 - ii. There is no easement for a culvert to connect Cypress to Elm – Lot 6. We will approach the landlord for an easement.
- D. Reggie Horton has requested to purchase additional air packs and bottles for the Fire Department using Act 833. A motion to approve by Jackson, followed with a second by Smith, and all said aye.
- E. Complaints were voiced by Councilmen and city residents about the yard sale items not looking good for the city.

Our next scheduled meeting will be held Tuesday, February 18, 2025 @ 6:00 PM, due to February 17th being a Holiday.

With no further business to discuss, meeting was adjourned @ 6:55 PM.

Motion to dismiss approved by Jackson, followed with a second by Bell, and all said aye.


MAYOR


RECORDER

City of Keiser
Special Meeting
Saturday, January 4, 2025

Keiser City Council met in a special session Saturday, January 4, 2025, at 10:00 AM at Keiser City Hall. In attendance were Mayor Rick Creecy; Recorder Penny Wilbanks; and Councilmembers Joey Jackson and Donna Bell. Absent council members were Lynn Skaggs and Laura Smith.

Mayor Creecy called the meeting to order at 10:00 Am declaring a quorum.

The purpose of the meeting was to discuss the New Sewer Loan; and also, to involve Chief Jerry Hamilton in discussing Code Enforcement Laws.

SEWER LOAN GRANT

1. This loan forgiveness grant requires a 10% debt reserve.
2. We are in the process of opening a new bank account – Sewer Loan Depreciation Reserve.
3. We will take the one-cent sewer money that we receive monthly and allocate to the Debt Reserve.
4. There could possibly be an increase in our sewer rates; up to 80% increase.
5. We also have a \$500,000 Grant in the works from Delta Regional, for sewer as well.

A motion to accept the Sewer Loan Grant by Bell, followed by a second from Jackson; and all said aye.

CODE ENFORCEMENT

Chief Jerry Hamilton gives an overview of laws that we can and cannot do.

1. Ordinances, state laws, and constitutional laws all apply differently.
2. We must change our wording in Ordinance 2024-01 to enforce properly.

3. We must be precise with the days on citation in the ordinance.
4. Look at other City Ordinances concerning Code Enforcement.
5. Condemned Buildings – Judicial – Contact City Attorney
6. Too many residents living in household – Contact State Fire Marshall
7. Notify OSHA on Businesses not up to par.

Due to our next scheduled Council Meeting on January 20, 2025 being a Holiday, we have motioned to move the meeting to Friday, January 24, 2025 @ 6:00 PM. A motion to accept by Jackson, followed by a second from Bell; and all said aye.

With no further business to discuss, Jackson motioned to adjourn the meeting, followed by a second from Bell; and all said aye.

Meeting adjourned @ 11:15 AM.


Mayor


Recorder