

Keiser City Council Agenda

October 21, 2024, Keiser City Hall

1. Call to Order
2. Roll Call
3. Vacancy Recorder
4. Minutes (September 2024 Council Meeting & Special Council Meeting)
5. Financial Report
6. Committee Reports
7. Old Business
 - a. Main Street Lift Station
 - b. Police Cars
8. New Business
 - a. Alliance for Rural Impact
 - b. Wilson Economic Summit
 - c. Bike/Walking Trail
 - d. Chris & Jennifer Foster Building Permit
 - e. Annexation
 - f. Keiser Strategic Plan 3-5-10 Year
 - g. Grants
 - i. BRS \$2,500 Trees
 - ii. Urban & Community Forestry Assistance Grant
 - iii. Firehouse Sub (SCBA) Q1
9. Other Business
10. Next regular meeting will be November 18, 2024 @ 6:pm Keiser City Hall
11. Adjournment

CITY OF KEISER
Council Meeting
Sept. 16, 2024

The Keiser City Council met in regular session Monday, September 16, 2024, at 6 PM at Keiser City Hall. In attendance were Mayor Rick Creecy; Recorder/Treasurer Peggy Sellars; and Councilmembers Donna Bell and Joey Jackson. In the absence of Skaggs and Smith, the Mayor made up Quorum.

Minutes from the August council meeting had been read and were approved with a motion from Jackson, followed by a second from Bell; and all said Aye.

Financial Reports were reviewed and approved with a motion from Bell, followed by a second from Jackson; and all said aye.

Bell, representing the Special Events Committee, stated that the committee will hold a meeting, Thursday, September 19, 2024; concerning the Fall Festival that is scheduled for Saturday, September 28, 2024.

OLD BUSINESS

- a. Financial Director/City Hall Coordinator Salary
 - i. Mayor presented 3 proposals for the Financial Director/Coordinator salary.
 - ii.
 - 1) Year 1: \$35,200 – Year 2: \$37,400 – Year 3: \$39,600 – Year 4: \$41,800 – Year 5: \$44,000.
 - 2) Year 1: \$36,520 – Year 2: \$39,160 – Year 3: \$41,360 – Year 4: \$42,680 – Year 5: \$44,000.
 - 3) Year 1: \$37,400 – Year 2: \$41,360 – Year 3: \$44,000
 - iii. City Council opted for Option 4 which is (Present) \$37,400 – (6 – Months) \$41,360 – (12 – Months) \$44,000 – Approved by a motion from Bell, followed by a second from Jackson; and all said aye.
- b. Resolution for Financial Director

- i. Resolution to remove Peggy from all accounts and add Penny effective October 1 – motion by Jackson; second by Bell; and all said aye
- c. Main Street Lift Station
 - i. Plans have been approved by ANRC. Bids will be opened and accepted October 1st.

NEW BUSINESS

- a. Pass Millage
 - i. Motion to pass 6 mill millage by Jackson, seconded by Bell
- b. Osceola Economic Summit
 - i. Good contacts: Newcomb, from Arkansas Economic Development Commission, Crawford, Wallace.
 - ii. Had representatives from Alliance for Rural Impact discussing developments in Keiser (Ex. Jordan's)

OTHER BUSINESS

- a. Filling up Pool – No adjustments
 - i. Motion to comply by Bell, seconded by Jackson; and all said ye.

With no further business to discuss, Bell motioned to adjourn the meeting at 6:35 PM followed by a second from Jackson; and all said aye.

The next regular meeting will be October 21, 2024, at 6 PM at Keiser City Hall.

Rick Creecy, Mayor

Peggy Sellars, Recorder/Treasurer

CITY OF KEISER
Council Meeting
September 9, 2024

The Keiser City Council met in special session Monday, September 9, 2024 at 6 pm at Keiser City Hall. In attendance were Mayor Rick Creecy; Recorder/Treasurer Peggy Sellars; Councilmembers Donna Bell, Joey Jackson, Laura Smith, and Lynn Skaggs.

The meeting was called to enact an emergency clause for Ordinance 2024-05; discuss the purchase of 3 police vehicles; accept Recorder/Treasurer Peggy Sellars' resignation; and to verify the council members for 2025.

- Ordinance 2024-05 Emergency Clause
Motion to consider, Bell; Second, Skaggs; all said aye
Motion to enact, Skaggs; second, Bell; all said aye
- Chief of Police Shively discussed with the council the possibility of purchasing 3 police vehicles from the Jonesboro Police Department at a total cost of \$3,000..
Motion to purchase, Jackson; second, Smith; and all said aye.
- Recorder/Treasurer Peggy Sellars submitted her resignation. Sellars' last day to work will be September 30, 2024.
Motion to accept, Jackson; second, Smith; all said aye.
- Since no one had filed for any of the council positions, Creecy enquired of the council their intentions of retaining their positions. Jackson, Smith, and Skaggs stated they would retain their council seats. Bell stated because of a work issue that she could give a definite answer in a week.
- Chief Shiveley introduced Officer Paul Borden to the council. Borden will be entering the academy for police training in January.

With no further business to discuss Skaggs motioned to adjourn the meeting followed by a second from Bell. The meeting was adjourned at 6:40 pm.

Mayor Rick Creecy

Recorder/Treasurer Peggy Sellars

CITY OF KEISER

September 2024 Bank Balances

GENERAL	\$195,599.07
ACT 833	\$37,792.30
STREET	\$156,556.24
WATER/SEWER REVENUE	\$6,621.23
WATER/SEWER OPERATING	\$90,988.48
ONE-CENT WATER	\$135,791.24
ONE-CENT SEWER	\$142,805.76
METER DEPOSIT	\$25,820.59
	\$791,974.91
CERTIFICATE OF DEPOSIT	\$60,136.00
	\$852,110.91
SQUARE PAY	\$514.73
FUN PARK GRANT	\$50,100.00
SEWER LOAN GRANT	\$194.34
COMMUNITY POLICING	\$1,683.33
COPS PROGRAM	\$771.44
PSEG	\$100.00
RURAL PARK GRANT	\$4,993.12
LIFT STATION GRANT	\$259.59
WATER TANK GRANT	\$24,998.86
	\$83,615.41
GRAND TOTAL	\$935,726.32

City of Keiser General Fund

10/15/2024 8:50 AM

Register: 1000 - BancorpSouth

From 09/01/2024 through 09/30/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/03/2024	D405544	Revenue	3700 - Sanitation Fees	09.03.24		X	1,086.91	181,114.59
09/03/2024		IRS	2400 - Payroll Liabilit...	August	3,365.00	X		177,549.59
09/03/2024		Department of Finan...	2400 - Payroll Liabilit...	71-0467243	451.99	X		177,097.60
09/03/2024		Dept of Finance & A...	2031 - Ark Sales Tax	71-0467243	664.00	X		176,433.60
09/03/2024	44029	Thomas Boyd	5304 - Contract Labor	auxiliary officer	95.00	X		176,338.60
09/03/2024	44030	H & H Business Mac...	5300 - City Hall - Supp...	inv. 148009 na...	44.14	X		176,294.46
09/03/2024	44031	Adams Land Company	9600 - Park Improvem...	inv. 8199 1 loa...	166.50	X		176,127.96
09/03/2024	44032	Buffalo Island Services	6200 - Sanitation-Wast...	Inv #6159	90.00	X		176,037.96
09/03/2024	44033	Kenmore Home Im...	5208 - City Expense	Inv 3 157360 ...	50.27	X		175,987.69
09/03/2024	44034	Emergy	3750 - Dog Tag Expense	Acct # 202038...	13.40	X		175,974.29
09/03/2024	44028	Joshua Boyd	-split-		208.33	X		175,764.96
09/04/2024	D405545	Revenue	4150 - Champion Coffee	partial payment...		X	642.92	176,407.88
09/04/2024	D405546	Revenue	3725 - Garbage Bag Sa...	9 @ \$10		X	90.00	176,497.88
09/04/2024	D405547	Revenue	3751 - Dog Tag Revenue	Deposit		X	40.00	176,537.88
09/04/2024	D405548	Revenue	3726 - Building Permits	Creecy		X	16.00	176,553.88
09/04/2024		Emergy	7400 - Fire Dept - Elec...	ACH, Withdra...	71.80	X		176,482.08
09/04/2024	44035	Water & Sewer Reve...	6000 - Contribution to ...	Champion Coff...	288.78	X		176,193.30
09/09/2024	D405549	Revenue	3700 - Sanitation Fees	9-9-24		X	4,939.39	181,132.69
09/09/2024	44049	Thomas Boyd	5304 - Contract Labor	auxiliary officer	80.00	X		181,052.69
09/09/2024	44050	Office of Child Supp...	2030 - Child Support/...	002521440 Sm...	122.40	X		180,930.29
09/09/2024	44036	Michael W. Shively	-split-		742.41	X		180,187.88
09/09/2024	44037	Paul D Borden	-split-		629.66	X		179,558.22
09/09/2024	44038	Penny L. Wilbanks	-split-	VOID:		X		179,558.22
09/09/2024	44039	Penny L. Wilbanks	-split-		369.96	X		179,188.26
09/09/2024	44040	Brenda K Creecy	-split-		44.59	X		179,143.67
09/09/2024	44041	Steven D Smith	-split-		181.91	X		178,961.76
09/09/2024	44042	Thomas Boyd	-split-	VOID:		X		178,961.76
09/09/2024	44043	Rodney N. Brown	-split-		115.51	X		178,846.25
09/09/2024	44044	Stacy F Burks	-split-		211.85	X		178,634.40
09/09/2024	44045	Howard V. Cross	-split-		213.41	X		178,420.99
09/09/2024	44046	Bennie Davis	-split-	VOID:		X		178,420.99
09/09/2024	44047	Eli B. Gann	-split-		77.19	X		178,343.80
09/09/2024	44048	Daniel Droughman	-split-		94.50	X		178,249.24
09/09/2024	44049	Bennie Davis	-split-		326.45	X		177,922.79
09/09/2024	44051	Michael W. Shively	-split-		177.48	X		177,745.31
09/09/2024	44052	Joshua Boyd	-split-		67.28	X		177,678.03
09/10/2024		Ritter Communication	5450 - City Hall - Tele...	ACH, Withdra...	419.74	X		177,258.29
09/10/2024	44054	TriActive USA Fitne...	9600 - Park Improvem...	inv. 1799	2,372.17	X		174,916.12
09/10/2024	44055	Auto Tire & Parts	-split-	53138	1,066.42	X		173,849.70
09/10/2024	44057	Mc-South Sales, Inc.	6402 - Gas for City Ve...	inv. INV - 315...	2,652.96	X		171,196.74

City of Keiser General Fund

10/15/2024 8:50 AM

Register: 1000 - BancorpSouth

From 09/01/2024 through 09/30/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/10/2024	44058	Mississippi County L...	6200 - Sanitation-Wast...	800	1,107.34	X		170,029.40
09/10/2024	44059	Smith Tire & Auto, L...	6383 - Pick Up Repair/...	Inv. 81263	152.85	X		169,876.25
09/10/2024	44060	United Police Supply	8302 - Police Dept-Ne...	inv.38531,385...	1,723.72	X		168,150.83
09/10/2024	44053	Paul D Borden	-split-		164.38	X		167,986.45
09/11/2024	D405550	Revenue	3950 - Misc Revenue	reimbursement ...		X	16,000.00	183,986.45
09/11/2024	5126	Ritter Communication	8450 - Police Dept - Te...	Check, Withdra...	23.78	X		183,962.67
09/11/2024	5137	Ritter Communication	7450 - Fire Dept -Tele...	Check, Withdra...	80.76	X		183,881.91
09/12/2024	D405551	Revenue	4150 - Champion Coffee	rent, gas, electr...		X	300.00	184,181.91
09/12/2024	D405552	Revenue	3500 - State Turnback ...	municipal aid		X	769.50	184,951.41
09/13/2024		Black Hills Energy	5308 - City Hall Gas (...)	ACH, Withdra...	29.50	X		184,921.91
09/13/2024		Black Hills Energy	7151 - Fire Dept Gas (...)	ACH, Withdra...	29.50	X		184,892.41
09/13/2024		Black Hills Energy	5899 - Diner (Black Hi...	ACH, Withdm...	36.73	X		184,855.68
09/16/2024	D405553	Revenue	3700 - Sanitation Fees	09-16-24		X	5,078.75	189,934.43
09/16/2024	D405554	Revenue	3350 - Grant Revenue	COPS (2nd offi...		X	576.92	190,511.35
09/16/2024	D405555	Revenue	3350 - Grant Revenue	COPS 2nd offi...		X	908.81	191,420.16
09/16/2024	44074	Thomas Boyd	5304 - Contract Labor	Police Officer	120.00	X		191,300.16
09/16/2024	44075	Office of Child Supp...	2030 - Child Support/...	002521440 - S...	122.40	X		191,177.76
09/16/2024	44076	Brad Williams, Ph.D.	8303 - Police Dept-Tra...	inv. 74724	120.00			191,057.76
09/16/2024	44061	Steven D Smith	-split-		437.73	X		190,620.03
09/16/2024	44062	Rodney N. Brown	-split-		179.43	X		190,440.60
09/16/2024	44063	Stacy F Burks	-split-		304.73	X		190,135.87
09/16/2024	44064	Bennie Davis	-split-		371.23	X		189,764.64
09/16/2024	44065	Howard V. Cregg	-split-		67.91	X		189,696.73
09/16/2024	44066	Eli B. Gann	-split-		95.83	X		189,600.90
09/16/2024	44067	Daniel Broughman	-split-		80.69	X		189,520.21
09/16/2024	44068	Allyson B Boyles	-split-		42.59	X		189,477.62
09/16/2024	44069	Brenda K Creecy	-split-		22.29	X		189,455.33
09/16/2024	44070	Penny L Wilbanks	-split-		394.42	X		189,060.91
09/16/2024	44071	Michael W. Shively	-split-		761.02	X		188,299.89
09/16/2024	44072	Paul D Borden	-split-		663.01	X		187,636.88
09/16/2024	44073	Joshua Boyd	-split-		131.52	X		187,505.36
09/17/2024		Cadence	5000 - Bank Fees	analysis 09/17/24	0.23	X		187,505.13
09/18/2024	D405556	IRS	3702 - Federal Tax Ref...	refund		X	282.70	187,787.83
09/18/2024	D405557	Revenue	3200 - Franchise Tax	Ritter		X	236.92	188,024.75
09/18/2024		American Express	-split-	4-61000	1,265.45	X		186,759.30
09/18/2024	44077	City of Jonesboro	8302 - Police Dept-Ne...	police cars	3,000.00	X		183,759.30
09/19/2024	44078	SkyCop, Inc	8006 - SkyCop, Inc.	inv. 27065 due ...	330.38	X		183,428.92
09/20/2024	D405561	Revenue	3350 - Grant Revenue	COPS 2nd offi...		X	576.92	184,005.84
09/23/2024	D405558	Revenue	3700 - Sanitation Fees	9-23-24		X	1,768.90	185,774.74
09/23/2024	D405559	Revenue	3100 - 5 Mill Property ...	Lopfi		X	116.11	185,890.85

City of Keiser General Fund

10/15/2024 8:50 AM

Register: 1000 - BancorpSouth

From 09/01/2024 through 09/30/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/23/2024	D405560	Revenue	2100 - \$ Mill Property ...	City		X	580.53	186,471.38
09/23/2024	44079	voided check	6350 - Sanitation - Rep...	VOID: Voided ...		X		186,471.38
09/23/2024	44092	Office of Child Supp...	2030 - Child Support/...	496014087 - S...	105.78	X		186,365.60
09/23/2024	44093	Office of Child Supp...	2030 - Child Support/...	002521440 - S...	122.40	X		186,243.20
09/23/2024	44094	Thomas Boyd	5304 - Contract Labor	Auxiliary 24.0 ...	120.00	X		186,123.20
09/23/2024	44095	Interstate Battery	6350 - Sanitation - Rep...	Battery	32.55			186,090.65
09/23/2024	44080	Rodney N. Brown	-split-		171.99			185,918.66
09/23/2024	44081	Steven D Smith	-split-		522.55	X		185,396.11
09/23/2024	44082	Stacy F Burks	-split-		382.38	X		185,013.73
09/23/2024	44083	Allyson B. Boyles	-split-		42.59	X		184,971.14
09/23/2024	44084	Bennie Davis	-split-		90.50			184,880.64
09/23/2024	44085	Daniel Broughman	-split-		102.21	X		184,778.43
09/23/2024	44086	Howard V. Cross	-split-		282.07	X		184,496.36
09/23/2024	44087	Eli B. Gann	-split-		37.27			184,459.09
09/23/2024	44088	Paul D Borden	-split-		563.04	X		183,896.05
09/23/2024	44089	Penny L. Wilbanks	-split-		409.51	X		183,486.54
09/23/2024	44090	Michael W. Shively	-split-		667.16	X		182,819.38
09/23/2024	44091	Joshua Boyd	-split-		247.73	X		182,571.65
09/24/2024	D405562	Revenue	4150 - Champion Coffee	electricity, gas		X	144.52	182,716.17
09/24/2024	44096	Osceola/SMC Cham...	5301 - City Hall-Dues/...	Inv 5925 - Me...	95.00	X		182,621.17
09/24/2024	44097	Bead Williams, Ph.D.	8303 - Police Dept.-Trs...	Inv #80474 - F...	240.00			182,381.17
09/25/2024		Revenue	3724 - Interest Earned	Interest		X	4.57	182,385.74
09/25/2024	D405564	Revenue	3400 - Local Sales & U...	county		X	17,390.39	199,776.13
09/25/2024	D405565	Revenue	3400 - Local Sales & U...	one cent water		X	2,887.47	202,663.60
09/25/2024	D405566	Revenue	3400 - Local Sales & U...	one cent sewer		X	2,887.47	205,551.07
09/25/2024		One-Cent Water Fund	2002 - One-Cent Water	withdrawal, pro...	2,887.47			202,663.60
09/25/2024		One-Cent Sewer Fund	2001 - One-Cent Sewer	withdrawal, pro...	2,887.47			199,776.13
09/26/2024	44101	Thomas Boyd	5304 - Contract Labor	Auxiliary Office...	80.00			199,696.13
09/26/2024	44102	Thomas Boyd	6402 - Gas for City Ve...	Reimbursement...	48.48			199,647.65
09/26/2024	44098	Joshua Boyd	-split-		89.69			199,557.96
09/26/2024	44099	Peggy L. Sellers	-split-		1,237.54	X		198,320.42
09/26/2024	44100	Hickey J Crevey	-split-		460.23	X		197,860.19
09/27/2024		LOPFI	7200 - Fire Dept - Resi...	10707	96.00	X		197,724.19
09/30/2024		Revenue	3725 - Garbage Bag Se...	1 @ \$10			10.00	197,734.19
09/30/2024	D405563	Revenue	3700 - Sanitation Fees	09-30-24		X	681.98	198,416.17
09/30/2024	D405567	Revenue	3350 - Grant Revenue	Cops (2nd offic...			576.92	198,993.09
09/30/2024		Rodney N. Brown	-split-	VOID:		X		198,993.09
09/30/2024		Rodney N. Brown	-split-	VOID:		X		198,993.09
09/30/2024	44112	Office of Child Supp...	2030 - Child Support/...	002521440 - St...	122.40			198,870.69
09/30/2024	44113	Office of Child Supp...	2030 - Child Support/...	496014087 - M...	105.78			198,764.91

City of Keiser General Fund

10/13/2024 8:30 AM

Register: 1000 - BancorpSouth

From 09/01/2024 through 09/30/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/30/2024	44114	Office of Child Supp...	2030 - Child Support/...	879270306 - SL...	130.20			198,634.71
09/30/2024	44115	Rick Creevy	6400 - Travel Exp	mileage 528 @...	345.84			198,288.87
09/30/2024	44103	Reedney N. Brown	-split-		104.74			198,184.13
09/30/2024	44104	Steven D Smith	-split-		463.24			197,720.89
09/30/2024	44105	Allyson B. Boyles	-split-		82.52			197,638.37
09/30/2024	44106	Daniel Broughman	-split-		110.27			197,528.10
09/30/2024	44107	Eli B. Gann	-split-		55.91			197,472.19
09/30/2024	44108	Stacy F Burks	-split-		204.34			197,267.85
09/30/2024	44109	Penny L Wilbanks	-split-		409.51	X		196,858.34
09/30/2024	44110	Paul G. Barton	-split-		276.45	X		196,581.91
09/30/2024	44111	Michael W. Shively	-split-		682.84	X		195,899.07

Water & Sewer Fund

10/15/2024 8:45 AM

Register: 1200 - Bancorp - Operating Fund

From 09/01/2024 through 09/30/2024

Sorted by: Date and Order Entered

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/03/2024	12462	Henard Utility Produ...	5360 - Equipment	inv. 1075847 p...	1,020.81	X		80,024.63
09/03/2024	D416440	Revenue	3100 - Water Sales Rev	09-03-24		X	1,821.76	81,846.39
09/03/2024		Ark Dep. of Finance ...	4001 - Ark Sales Tax	August	555.00	X		81,291.39
09/04/2024		Entergy	5400 - Electricity	ACH Withdra...	541.47	X		80,749.92
09/09/2024	D416441	Revenue	3100 - Water Sales Rev	09-09-24		X	1,945.95	82,695.87
09/10/2024	12463	Auto Tire & Parts	5300 - Supplies	53138	131.51	X		82,564.36
09/10/2024	12464	Environmental Servi...	5600 - Laboratory Anal...	001825	45.00	X		82,519.36
09/10/2024		MS CO Electric Co...	5400 - Electricity	1043500	34.05	X		82,485.31
09/16/2024	D416442	Revenue	3100 - Water Sales Rev	09-16-24		X	3,859.97	86,345.28
09/16/2024	12465	Arkansas Department...	5650 - Permits & Fees	water use regist...	10.00	X		86,335.28
09/19/2024	12466	Arkansas Department...	5650 - Permits & Fees	customer # 002...	1,569.60	X		84,765.68
09/23/2024	D416443	Revenue	3100 - Water Sales Rev	9-23-24		X	5,595.23	90,360.91
09/24/2024	12467	Hach Company	5550 - Chemicals	Inv #14187696...	270.24	X		90,090.67
09/30/2024	D416444	Revenue	3100 - Water Sales Rev	09-30-24		X	1,419.61	91,510.28
09/30/2024	12468	U S Post Office	5470 - Postage	water bills 300 ...	121.80			91,388.48
09/30/2024	12469	Stephen B. Moore	5304 - Contract Labor	meter reader	400.00			90,988.48

Water & Sewer Fund

10/15/2024 8:35 AM

Register: 1000 - Bancorp - Revenue Fund

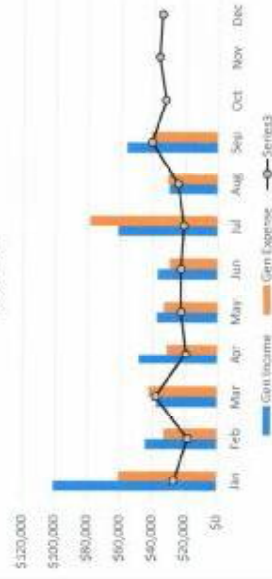
From 09/01/2024 through 09/30/2024

Sorted by: Date, Type, Number/Ref

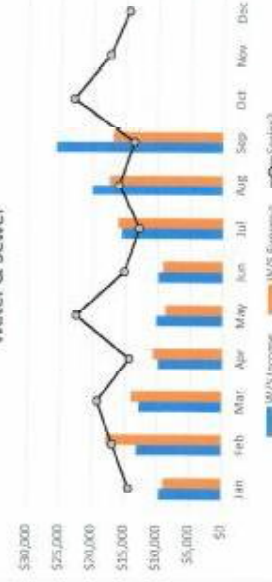
Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/03/2024	D406037	Revenue	3102 - Surcharge	09-03-24		X	612.00	7,336.21
09/05/2024		USDA/Rural Develo...	1975 - Well Construction		2,339.00	X		4,997.21
09/09/2024	D406038	Revenue	3102 - Surcharge	09-09-24		X	1,002.00	6,089.21
09/16/2024	D406039	Revenue	3102 - Surcharge	09-16-24		X	1,452.00	7,541.21
09/16/2024		USDA/Rural Develo...	1976 - New Water Pro...		2,339.00	X		5,202.21
09/16/2024		Arkansas Developme...	SRFKEISER - 02330-...	Loan servicing ...	60.98	X		5,241.23
09/23/2024	D406040	Revenue	3102 - Surcharge	9-23-24		X	996.00	6,237.23
09/30/2024	D406041	Revenue	3102 - Surcharge	09-30-24		X	384.00	6,621.23

Month	Gen Income	Gen Expense	W/S Income	W/S Expense	1 Cent Water Income	1 Cent Water Expense	1 Cent Sewer Income	1 Cent Sewer Expense
Jan	\$100,734	\$60,754	\$9,627	\$8,971	\$2,637	\$19	\$2,635	\$204
Feb	\$44,250	\$33,049	\$13,145	\$17,737	\$2,620	\$660	\$2,635	\$5,525
Mar	\$37,708	\$42,096	\$12,781	\$13,929	\$5,500	\$20	\$5,462	\$16
Apr	\$48,339	\$31,418	\$9,919	\$10,676	\$3,639	\$20	\$3,639	\$17
May	\$37,586	\$33,145	\$10,195	\$8,810	\$2,861	\$18	\$2,860	\$17
Jun	\$37,010	\$29,385	\$9,936	\$9,175	\$2,691	\$19	\$2,691	\$0
Jul	\$61,275	\$78,540	\$15,584	\$16,128	\$2,349	\$20	\$2,440	\$19
Aug	\$28,725	\$30,743	\$20,071	\$17,391	\$2,393	\$18	\$2,394	\$19
Sep	\$55,955	\$40,707	\$25,597	\$16,945	\$2,960	\$18	\$2,905	\$0
Oct								
Nov								
Dec								
Variance	\$452,582	\$379,836	\$126,858	\$119,762	\$27,650	\$811	\$27,662	\$5,818
	\$72,746		\$7,096		\$26,838		\$21,844	

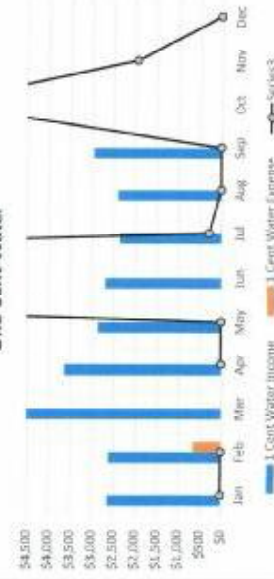
General



Water & Sewer



One Cent Water



One Cent Sewer



10/15/2024 - 9:10 AM

2024 Income Vs Expense

City Accounts Income Vs Expense

CITY OF KEISER
BUILDING PERMIT APPLICATION

PROPERTY OWNER'S NAME William & Jennifer Foster

LOCATION: 406 Ash Street, Keiser AL

TYPE OF

IMPROVEMENT fence

COST OF IMPROVEMENT: ~~\$\$\$~~ 1700.00

To be installed but not

Included in above cost:

- a. Electrical
- b. Plumbing
- c. Heating/Air conditioning
- d. Other

TOTAL COST OF IMPROVEMENT

TYPE OF FRAME:

TYPE OF SEWAGE DISPOSAL

- 1. Masonry
- 2. Wood
- 3. Steel
- 4. Concrete

- 1. Public or Private Co.
- 2. Individual

DIMENSIONS:

- a. Number of stories
- b. Total square feet of floor space
- c. Land area square feet
- d. Number of bedrooms
- e. Number of bathrooms Full Partial

PARKING SPACES:

- a. Enclosed
- b. Outdoors

HEATING FUEL Gas Electricity Other

Central Air Conditioning Yes No

CONTRACTOR INFORMATION

Name WIA installing ourselves Mailing Address Phone #

1. Owner of property William & Jennifer Foster
2. Contractor -
3. Architect -

Signature of Applicant JC Foster

Mailing address of applicant P.O. Box 44 Vesper AL 36351

Applicants Phone # 870-549-1535

Application Date 10-9-24

FOR OFFICE USE:

Approved by _____ Permit Fee _____ Date issued _____ Permit # _____

NOTES

Property Tax \$ 6,888.60
 Sales Tax \$ 4,000.00
 Turnback \$ 3,000.00

Annexation

	1 Year	5 Years	10 Years	15 Years	20 Years	25 Years
Total	\$13,888.60	\$69,443.02	\$138,886.03	\$208,329.05	\$277,772.06	\$347,215.08
W/S Loss	\$1,075.00	\$5,375.00	\$10,750.00	\$16,125.00	\$21,500.00	\$26,875.00
Rev Total	\$12,813.60	\$64,068.02	\$128,136.03	\$192,204.05	\$256,272.06	\$320,340.08



City of Keiser Strategic Plan: 2025–2035

Prepared by Mayor Rick Creecy

October 5, 2024



Mayor's Statement

"As Mayor of Keiser, I am proud to introduce this comprehensive 10-year strategic plan, which reflects our vision for a stronger, more resilient community. This plan lays out our goals to modernize infrastructure, expand public safety services, attract new businesses, and promote economic development. By implementing these strategies, we will enhance the quality of life for all our residents, make Keiser a more attractive place for families and businesses, and secure a future where our city thrives. Through this plan, we aim to position Keiser as a forward-thinking community that remains deeply connected to its roots, while embracing the opportunities that come with growth and modernization."

— Mayor Rick Creecy

City of Keiser's Mission Statement

To make a positive difference in the community by efficiently managing public resources, serve by being open and transparent and providing effective services and leadership that exceed the expectations of our citizens.

City of Keiser's Vision Statement

Our community vision is to advance Keiser by:

- Offering the highest quality environment for our residents and businesses
- Fostering a strong sense of community, including safety and security
- Providing a business-friendly climate

2025–2028: 3-Year Strategic Plan

1. Infrastructure Improvement

Sewer System Overhaul

Keiser's aging sewer system has long required an upgrade to meet current and future needs. Beginning in 2025, the city will initiate a phased sewer system overhaul, starting with the construction of a new Sewer Lift Station on Main Street. This critical project will address issues related to capacity, prevent sewer backups, and ensure that the system can handle increased demand as the city grows.

To ensure long-term sustainability, Keiser is exploring advanced pipe bursting technology for the replacement of the entire sewer system. Pipe bursting allows for the replacement of aging pipes without the need for extensive digging, minimizing disruption to streets and property. This technique will help modernize the city's underground infrastructure in a more cost-effective and less invasive manner.

Additionally, the city will focus on upgrading other critical sewer lift stations, including those located on Poplar Street and Jefferson Street. These lift stations are essential to moving wastewater efficiently through the system, and by modernizing them, Keiser will significantly reduce the risk of sewer backups and improve overall system reliability.

Keiser will actively pursue funding sources to support these large-scale infrastructure improvements. The city plans to apply for grants and loans through federal and state programs, such as the Arkansas Natural Resources Commission (ANRC) and the Delta Regional Authority (DRA). These funds will help finance both the sewer pipe replacement using pipe bursting technology and the necessary upgrades to the lift stations.

By modernizing this vital infrastructure, Keiser is positioning itself for long-term sustainability, ensuring that residents have access to reliable wastewater management, and significantly improving the city's environmental compliance. These improvements will not only serve the current population but also support future growth and development, making Keiser a more resilient community.

Water Quality Enhancement with Water Aerator

Improving the water quality for residents is a top priority for Keiser. By installing a **water aerator** by the end of 2026, the city will ensure that its water supply meets and exceeds state health and safety standards. A water aerator works by introducing air into the water supply, which increases oxygen levels, reduces impurities, and improves taste. This upgrade is essential for providing residents with clean, high-quality water while enhancing the city's ability to meet future water safety regulations. The aerator will also reduce the occurrence of water discoloration and odor issues, improving the overall user experience for residents and businesses alike.

Self-Reading Water Meters Pilot Program

To modernize the city's water billing system, Keiser will introduce **self-reading water meters** in 2026 as part of a pilot program. These meters provide real-time water usage data to the city's water department, reducing the need for manual readings and minimizing billing errors. Self-reading meters also allow residents to track their water usage more efficiently, helping them save money by identifying leaks and promoting water conservation. This program is a major step toward integrating smart technology into Keiser's infrastructure, making utility management more efficient for the city and its residents.

2. Business Attraction and Economic Development

Attracting Essential Businesses

One of the key goals of this strategic plan is to bring essential services and businesses to Keiser. By the end of 2026, the city plans to attract a **gas station** and a **Dollar General**, filling gaps in local services having them completed and in business by the end of 2027. Currently, residents must travel to neighboring towns for basic needs like fuel and everyday household items. Having these businesses in Keiser will not only offer convenience but also create local jobs and generate additional sales tax revenue. These new businesses will form the foundation for further economic development as the city works to attract more retail and service-oriented businesses over the next decade.

Promoting Residential Development

Keiser is planning to develop two new **residential subdivisions** by 2028: one on the west side of town and one on Main Street, replacing the old city school. These subdivisions will be designed to provide affordable, family-friendly housing that will attract new residents to the area. Investing in residential development is critical to Keiser's long-term growth strategy. By increasing the availability of housing, the city can attract young families, professionals, and retirees, fostering a balanced and thriving community. The addition of these subdivisions will help meet the growing demand for housing and increase the overall property tax base, which will, in turn, provide more resources for city services and infrastructure.

3. Disaster Preparedness and Public Safety

Backup Generator and Portable Sewer Bypass Pump

As part of Keiser's commitment to ensuring the reliability of essential services, the city will install a **backup generator** for the water system and purchase a **portable bypass pump** for the sewer system by 2026. These investments are designed to ensure that critical infrastructure remains operational during power outages or emergency situations, such as flooding or severe storms. The generator will provide continuous power to the water treatment facility, while the bypass pump will allow the city to maintain sewer services in the event of system failures. Together, these enhancements will improve Keiser's resilience in the face of natural disasters, protecting both residents and city operations.

Police Department Expansion and Modernization

Keiser's Police Department will undergo significant expansion and modernization efforts to enhance public safety and address the city's growing needs. By 2027, the department will add a second full-time officer to bolster its presence in the community, improve response times, and support community policing efforts. With more officers on the force, Keiser aims to enhance the safety and security of its residents, particularly as the city expands.

The department will also make a significant investment in **new police vehicles**, equipped with modern technologies such as GPS tracking, advanced communication systems, and in-car computers. These vehicles will enhance the department's ability to enforce traffic laws, patrol rural areas more effectively, and respond quickly to emergencies. Additionally, the acquisition of drones for emergency responses will greatly improve the department's capacity for monitoring large public events, conducting search-and-rescue operations, and improving situational awareness in rural and agricultural areas.

A key addition to Keiser's public safety capabilities will be the introduction of new advanced **body-worn cameras** for all officers. These cameras will ensure transparency and accountability in interactions between law enforcement and the public, helping to build trust and ensure a safer environment for both officers and residents.

As part of the department's long-term strategy, Keiser will also **investigate the introduction of a K-9 unit**. A K-9 unit would significantly enhance the department's ability to conduct detection of narcotics, track suspects, and assist in search-and-rescue operations. The addition of a K-9 unit would provide the police force with specialized capabilities, allowing for more efficient handling of specific incidents that require the unique skills of a trained police dog. This will further strengthen the department's crime-fighting and emergency response efforts.

In addition to these upgrades, the police department will implement a comprehensive **training and community outreach program**, focusing on areas such as de-escalation techniques, mental health crisis intervention, and building stronger relationships with the community. Regular outreach to schools, businesses, and local organizations will foster deeper connections between law enforcement and residents.

With these improvements in personnel, technology, and specialized units like a potential K-9 unit, the Keiser Police Department will be fully equipped to provide enhanced safety and security for the growing city. These forward-thinking investments in public safety will ensure that Keiser remains a safe and welcoming community for all its residents.

4. City Park Enhancements

2025: New Playground Equipment, Walking/Biking Track, and Fishing Pond

As part of the city's ongoing commitment to enhancing public spaces and providing more recreational opportunities, Keiser will make significant upgrades to its **city park** beginning in 2025. One of the primary improvements will be the installation of **new playground equipment**, designed to provide a safe and fun environment for children of all ages. The new playground will feature modern, ADA-compliant structures to ensure accessibility for all.

In addition, a **new walking and biking track** will be constructed, providing a dedicated space for residents to exercise and enjoy the outdoors. This track will serve as a key feature in promoting health and wellness for the community. Alongside the track, a **1-acre fishing pond** will be created, offering residents a tranquil spot for recreational fishing. The fishing pond will not only be a beautiful aesthetic addition to the park but will also attract outdoor enthusiasts and families looking for a peaceful day in nature.

The city's **bathroom facilities** will also undergo much-needed renovation in 2025. These renovations will include new fixtures, ADA-compliant accessibility upgrades, and enhanced lighting to ensure that the facilities are safe, clean, and functional for park visitors.

2026: New Sports Facilities and Parking Lot

In 2026, Keiser will continue its efforts to improve the park with the addition of a **new parking lot** to accommodate increased traffic from park-goers. The new lot will offer convenient access to the park's amenities, making it easier for families and individuals to visit and enjoy the space.

Sports enthusiasts will benefit from the installation of several new facilities, including a **basketball court, pickleball court, and tennis court**. These courts will offer a variety of recreational options, encouraging residents to participate in outdoor sports and physical activities. The basketball court will be designed with high-quality surfaces and markings for both casual and competitive play, while the pickleball and tennis courts will cater to residents looking for fast-growing, enjoyable sports that appeal to all ages.

2027: Outdoor Pavilion for Concerts and Events

By 2027, the city plans to build an **outdoor pavilion**, designed to host **outdoor concerts** and community events. This pavilion will serve as a central gathering place for residents, allowing cultural and social activities that bring the community together. The pavilion will be equipped with stage lighting, sound systems, and ample seating, providing the perfect venue for local performances, festivals, and celebrations. This addition will enhance Keiser's ability to offer year-round outdoor entertainment and encourage greater community participation in cultural and recreational events.

Overall Benefits

The enhancements to the city park will provide a range of benefits, from improving the physical health of residents through new walking and biking tracks to offering more social and recreational opportunities with the new sports facilities and outdoor pavilion. These upgrades will also increase the overall attractiveness of Keiser as a place to live and visit, fostering community engagement and contributing to the city's long-term development and quality of life.

5. Fire Department Expansion and Equipment Updates

Upgrading Fire Department Equipment

The **Keiser Fire Department** will replace its outdated **air packs** by 2027 to ensure that firefighters have the necessary equipment to perform their duties safely and effectively. Modern air packs provide firefighters with the oxygen they need when entering smoke-filled or hazardous

environments, allowing them to protect lives and property while minimizing risk. Upgrading this essential equipment will enhance the fire department's operational readiness and ensure compliance with safety standards, keeping both firefighters and residents safe.

Constructing Fire Station #2

As the city expands, the need for additional emergency response infrastructure becomes more pressing. By 2029, Keiser will construct a new **Fire Station #2**, improving response times for fire and emergency services in the new residential subdivisions and rural areas. This new station will house modern firefighting vehicles and equipment, ensuring that Keiser is fully prepared to respond to emergencies across its growing population base. Having two fully operational fire stations will also increase the city's capacity to handle multiple emergencies simultaneously, providing peace of mind to residents.

6. Addressing Dilapidated Homes

2025–2028: Dilapidated Home Demolition and Rehabilitation Program

One of Keiser's key priorities over the next three years is to address the issue of **dilapidated homes** throughout the city. These neglected and often abandoned properties not only detract from the overall appearance of the community but can also pose safety hazards, decrease surrounding property values, and contribute to crime.

The city will implement a comprehensive **Dilapidated Home Demolition and Rehabilitation Program** aimed at improving the condition of Keiser's neighborhoods and encouraging responsible homeownership. This initiative will focus on two primary goals:

Demolition of Unsafe Structures: Homes that are beyond repair, structurally unsound, or pose safety risks will be targeted for demolition. The city will work with local contractors and apply for **state and federal grants** to fund the demolition of these hazardous structures. The removal of these homes will open up land for future development, improve neighborhood aesthetics, and eliminate potential safety concerns.

Rehabilitation and Code Enforcement: For homes that can be repaired, the city will offer support through grants or low-interest loans to help homeowners or investors rehabilitate these properties. In parallel, the city will strengthen **code enforcement efforts** to ensure that homeowners and landlords maintain their properties according to safety and aesthetic standards. Homes that are not properly maintained will be subject to warnings and, if necessary, penalties to encourage compliance with city regulations.

The program will also provide opportunities for partnerships with local developers or investors interested in restoring properties and converting them into safe, affordable housing for new residents. By improving these properties, the city can increase its housing stock and reduce the number of blighted properties, making Keiser a more attractive and livable community.

Overall Benefits

This initiative will revitalize key areas of the city, enhance property values, and create opportunities for new housing development. It will also help Keiser present a cleaner, safer, and more appealing

environment for both current residents and future homeowners. By tackling dilapidated homes head-on, Keiser will promote community pride, improve neighborhood safety, and set the stage for future residential growth.

2028–2030: 5-Year Strategic Plan

1. Infrastructure Expansion and Modernization

Citywide Self-Reading Water Meters

By 2028, Keiser will have fully implemented **self-reading water meters** throughout the city. This will mark a significant modernization of the city's water management system, improving the accuracy of water billing and reducing the need for manual meter readings. The full-scale rollout of self-reading meters will also empower residents to monitor their water usage in real-time, helping them identify leaks or excessive consumption before receiving their bills. This proactive approach will lead to increased water conservation, lower utility costs, and better resource management.

Completion of Sewer System Overhaul

By 2029, the city will complete its **sewer system overhaul**, ensuring that the entire network is modernized and capable of supporting future growth. This long-term project will reduce the risk of sewer backups, improve system reliability, and ensure that Keiser's wastewater infrastructure is equipped to meet the demands of the expanding community. By investing in a robust sewer system, Keiser is safeguarding the health and safety of residents and protecting the environment.

2031–2035: 10-Year Strategic Plan

1. Increasing Home Ownership by 25%

One of the overarching goals of this 10-year plan is to increase **home ownership in Keiser by 25%** by 2035. Homeownership is a critical component of building a stable and thriving community. To achieve this goal, the city will implement policies that encourage affordable housing development, provide financial incentives for first-time homebuyers, and partner with local real estate developers to build a range of housing options. By increasing homeownership, Keiser aims to foster a greater sense of community pride, stabilize neighborhoods, and create long-term residents who are invested in the city's future.

2. Economic and Residential Growth

Attracting Additional Businesses

By 2035, Keiser will continue to build on its earlier successes in attracting essential businesses by expanding its retail and service offerings. The city will work with commercial developers and

economic development organizations to attract new stores, restaurants, and service providers, turning Keiser into a hub for nearby rural areas. Expanding the local economy will create new jobs, increase sales tax revenue, and make Keiser a more self-sufficient community.

Sustainable Residential Growth

The city's new subdivisions will be completed by 2030, providing high-quality housing that meets the needs of a growing population. By increasing residential development and promoting homeownership, Keiser will position itself as a desirable place to live for families and professionals. This balanced approach to growth will help Keiser maintain its small-town charm while expanding opportunities for its residents.

3. Renewable Energy Initiatives

Solar or Wind Energy Projects: Explore the installation of solar panels on public buildings (such as City Hall, the water treatment plant, or the fire stations) or partner with state programs to develop a small-scale wind energy farm. This would reduce the city's reliance on traditional energy sources and lower utility costs.

Electric Vehicle Charging Stations: With the rise of electric vehicles (EVs), consider installing EV charging stations in key locations, such as the city park, downtown, and near municipal buildings. This will attract more visitors and position Keiser as an environmentally conscious city.

4. Tornado/Community/Senior Center

Tornado/Community/Senior Center Development

One of the major projects within the 10-year plan is the development of a **Tornado/Community/Senior Center**. This multipurpose facility will serve as a **tornado shelter** during severe weather events, offering a safe and secure space for residents to seek shelter. Given Keiser's location in a region prone to tornadoes, this center will be a vital resource for public safety and emergency preparedness.

In addition to functioning as a tornado shelter, the center will be designed to serve as a **community gathering space** for events, meetings, and activities. It will host various city functions, including town hall meetings, educational workshops, and public health events. This dual-purpose design will maximize the use of the facility year-round, providing both emergency services and social engagement opportunities.

The facility will also feature a dedicated space for **senior citizens**, offering regular programming such as fitness classes, social events, and wellness checkups. This will provide seniors in Keiser with a central hub where they can stay active, socialize, and access health resources. The Tornado/Community/Senior Center will strengthen Keiser's commitment to community well-being and safety, providing a much-needed resource for both emergency preparedness and day-to-day community life.

This 10-year plan for Keiser is designed to improve the quality of life for all residents, modernize infrastructure, enhance public safety, and promote sustainable growth. By focusing on long-term

development, Keiser will become a stronger, more resilient, and thriving community, ready to face the challenges and opportunities of the future.

Funding Statement for the Strategic Plan

The success of this forward-thinking **3-, 5-, and 10-year strategic plan** is contingent upon securing the necessary funding to support each of the outlined projects and initiatives. Keiser is committed to pursuing a variety of financial resources, including **grants, loans,** and partnerships with **financial investors,** to bring these transformative ideas to fruition.

The city will actively seek out opportunities through federal and state grant programs, such as the **Arkansas Natural Resources Commission (ANRC), the Delta Regional Authority (DRA), and FEMA,** to support critical infrastructure projects like the sewer system overhaul, park enhancements, and public safety upgrades. Additionally, Keiser will explore low-interest loan options to finance large-scale improvements, while also seeking partnerships with private investors who are aligned with the city's vision for sustainable growth and community development.

By leveraging these funding sources, Keiser aims to bring these projects to life in a financially responsible way, ensuring that the city can continue to grow and prosper while maintaining fiscal health.
