

**MINUTES
SPECIAL CITY COUNCIL MEETING
DECEMBER 29, 2016
4:00 P.M.**

The City Council of the City of Keokuk met in special session on December 29, 2016 at 4:23 p.m. in the City Council Chambers, 415 Blondeau Street, with Mayor Thomas D. Marion presiding and six council members present, three absent: Mike O'Connor, Ron Payne, John Helenthal, Larry Mortimer, Sandy Pollitt, and Roger Bryant. Mike Moore, Dan Winn and Susan Dunek were absent.

Now is the time and place for a public hearing regarding the application of CDBG for funding of a project with Community Health Centers of Southeast Iowa. A public hearing notice was published in the Daily Gate City on December 22, 2016.

OPEN HEARING: The hearing was opened at 4:26 p.m.

COMMENTS: Ronald Kemp of Community Health Centers of Southeast Iowa spoke about the Community Health Centers mission, benefit to the community of having good oral care available, the clinic location, number of staff, and future plans.

Tracy Lamm of SEIRPC gave the following information:

Need For the Activities Was Identified:

There is a need for dental care services for the residents of Keokuk and the surrounding area, and that these services can be provided by the Community Health Centers of Southeast Iowa. The City of Keokuk recognizes the need for the CHC of Southeast Iowa to construct a dental clinic at 1618 Main Street in Keokuk in order to provide dental services. In the future this site will also be the location of behavioral health service.

How the Proposed Activity will be funded:

Community Development Block Grant (CDBG) Program through the Iowa Economic Development Authority. The Community Health Center of Southeast Iowa will provide the remainder of funds necessary to finance the project.

Date Application is Due:

The CDBG application is due January 20, 2017.

Requested Amount of Federal Funds:

City of Keokuk will request \$600,000 from the Iowa Economic Development Authority Community Development Block Grant (CDBG) Program

Federal Funds That Will Benefit Low-and Moderate-Income Persons:

51% of the grant funds will benefit the Low-and Moderate-Income persons in the area where the project is located. The US Census Data for the City of Keokuk indicates that 56% of the community is LMI.

Where the Activity will be conducted:

The project will take place in the Community of Keokuk located in Lee County.

Minimize Displacement of Persons:

During construction of the project, there should be no residents that will have to be displaced.

Plans to Assist Persons Displaced:

City of Keokuk will adopt a Residential Anti-Displacement and Relocation Assistance agreement to comply with Community Development Block Grant requirements and will update as needed.

CLOSE HEARING: The meeting was closed at 4:38 p.m. and the following resolution was adopted.

RESOLUTION NO. 188-16

WHEREAS, The City of Keokuk (hereafter City) intends to apply for a Community Development Block Grant on behalf of the Community Health Centers of Southeast Iowa (Hereafter CHC);

WHEREAS, The CHC intends to renovate a property at 1618 Main Street in the City of Keokuk for a dental and behavioral health clinic (here after The Clinic)

WHEREAS, The Clinic will serve Keokuk and surrounding county residents who are low to moderate income, and;

WHEREAS, The City intends to apply for Community Development Block Grant Community Facility on behalf of the CHC to renovate the 1618 Main Street property;

THEREFORE, BE IT RESOLVED, This ____ day of December, 2016,

The CHC intends to maintain the Clinic for the duration of its useful life and will provide any required local match as part of the project and any awarded grants for the project.

Motion to approve a resolution regarding the application of CDBG for funding of a project with Community Health Centers of Southeast Iowa. Motioned carried 6 AYES, and 0 NAYS.

MOVED BY: O’CONNOR

SECONDED BY: POLLITT

Passed this 29TH day of December, 2016.

THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

Now is the time and place for a public hearing regarding the application of CDBG for funding of a \$ 1.2 Million project, the Sanitary Sewer Rehabilitation Phase I. A public hearing notice was published in the Daily Gate City on December 22, 2016.

OPEN HEARING: The hearing was opened at 4:40 p.m.

COMMENTS: By Tracy Lamm of SEIRPC: City of Keokuk is in need of Sanitary Sewer rehabilitation work in the area of the city beginning at 17th Street North on both the

east and west sides of Main Street. The location has been determined based on a comprehensive study of the city's sanitary sewer and combined sewer systems.

The proposed activity will be funded by the Community Development Block Grant (CDBG) Program through the Iowa Economic Development Authority. The City will fund the remaining balance through the IDNR State Revolving Construction Load Fund.

The CDBG application will be submitted on December 30, 2016.

The City of Keokuk will request \$600,000.00 from the Iowa Economic Development Authority Community Development Block Grant (CDBG) Program

51% of the grant funds will benefit the Low and Moderate Income persons in the area where the project is located. The US Census Data for the City of Keokuk indicates that 56% of the community is LMI.

The project will take place in the Community of Keokuk located in Lee County.

During the construction project, there should be no residents that will have to be displaced.

The City of Keokuk will adopt a Residential Anti-Displacement and Relocation Assistance agreement to comply with Community Development Block Grant requirements and will update as needed.

The nature of the proposed activities is to replace pipe defects that are caused by broken pipes that contain visible voids, holes, holes with visible soil and collapsed pipe by excavating.

CLOSE HEARING: The meeting was closed at 4:45 p.m. and the following resolution was adopted.

RESOLUTION NO. 189-16

WHEREAS, The City of Keokuk (hereafter City) needs to repair the sanitary sewer infrastructure on the Sanitary Sewer Rehabilitation Project, Phase 1, and;

WHEREAS, The City experiences inflow and infiltration from the aging sewer system, and;

WHEREAS, The City intends to replace the sanitary sewer system in this area of Keokuk, and;

WHEREAS, The City intends to apply for Community Development Block Grant funds to repair the sanitary sewer system, and;

THEREFORE, BE IT RESOLVED, This 29th day of December, 2016, the City intends to maintain the replaced sanitary sewer system for the duration of its useful life and will provide any required local match as part of the project and any awarded grants for the project.

Motion to approve a resolution regarding the application of CDBG for funding of a \$ 1.2 Million project, the Sanitary Sewer Rehabilitation Phase I. Motioned carried 6 AYES, and 0 NAYS.

MOVED BY: HELENTHAL

SECONDED BY: MORTIMER

Passed this 29TH day of December, 2016.

THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

Now is the time and place for a public hearing regarding the application of CDBG Housing Fund program in the amount of \$ 232,994. A public hearing notice was published in the Daily Gate City on December 22, 2016.

OPEN HEARING: The hearing was opened at 4:47 p.m.

COMMENTS: By Tracy Lamm of SEIRPC:

A. Need For The Activities Was Identified:

The need for this project was originally identified through a housing needs assessment and condition report by City of Keokuk Officials and staff of the Southeast Iowa Regional Planning Commission and specifically how citizens and the city could benefit from and owner occupied rehabilitation program.

B. How the Proposed Activity will be funded and the sources of funds:

The Community Development Block Grant (CDBG) Housing Fund through the Iowa Economic Development Authority and the City of Keokuk.

C. Date Application will be submitted:

The application for the Keokuk CDBG Owner Occupied Rehabilitation Program will be submitted by Friday, January 13th, 2017.

D. Requested Amount of Federal Funds (Housing Fund):

The City of Keokuk will request \$232,994 from the Iowa Economic Development Authority for an owner occupied rehabilitation program.

E. Federal Funds That Will Benefit Low-and Moderate-Income Persons:

All households assisted through this program will qualify based on income guidelines not to exceed 80% of county median income.

COUNTY	%MFI	1 person	2 person	3 person	4 person	5 person	6 person
Lee	80%	\$35,500	\$40,500	\$45,600	\$50,650	\$54,750	\$58,800

F. Where the Activity will be conducted:

The owner occupied rehabilitated activity will take part in Keokuk's targeted neighborhood. Roughly bounded by North 5th through North 9th and from Concert Street to Franklin Street

G. Minimize Displacement of Persons as a result of funded activities:

Under rehabilitation processes, households will not be displaced. In some instances some households could be asked to move temporarily while such things as plumbing, electrical,

or lead based paint need to be dealt with. Proper coordination between the contractor and homeowner can prevent displacement.

H. Plans to Assist Persons Displaced:

Any household asked to leave their premises will be told to do so for their own safety. This will be paid for out of “administrative costs” of the program.

I. Nature of the Proposed Activity:

Owner occupied rehabilitation means just that. Items covered are things such as electrical, plumbing, heating and venting, windows, roof, siding, and foundation. The program does not cover things such as new construction, landscaping and appliances.

CLOSED HEARING: The meeting was closed at 4:51 p.m. and the following resolution was adopted.

RESOLUTION NO. 190-16

WHEREAS, the City of Keokuk is applying for owner–occupied rehabilitation monies through the 2017 CDBG Housing Fund program in the amount of \$232,994 and

WHEREAS, rehabilitation of homes in the targeted neighborhood of the City of Keokuk is in the best interests of citizens of the entire city, and

WHEREAS, the City of Keokuk has targeted a neighborhood through a condition and income survey, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, THAT:

The City of Keokuk pledges to commit a cash match of \$ 30,000 in rehabilitation activities associated with rehabilitating at least 6 homes throughout a targeted neighborhood in the City of Keokuk

Motion to approve a resolution regarding the application of CDBG for funding of a housing project. Motioned carried 6 AYES, and 0 NAYS.

MOVED BY: HELENTHAL

SECONDED BY: BRYANT

Passed this 29TH day of December, 2016.

THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

RESOLUTION NO. 191-16

WHEREAS, The City of Keokuk is authorizing the filing of an application with the Southeast Iowa Regional Planning Commission for Regional Transportation STP funds for the Carbide Lane; Johnson Street Road; Palean/McKinley Ave. Patching Project on behalf of the City of Keokuk and;

WHEREAS, The City of Keokuk (hereafter City) needs to repair sections of Carbide Lane, Johnson Street Road, Palean/McKinley Ave, and;

WHEREAS, funds are available under this program administered by the Iowa Department of Transportation for the Carbide Lane; Johnson Street Road; Palean/McKinley Ave Patching Project, and;

WHEREAS, in order to avail itself of possible receipt of funds pursuant to any grant under said program, an application must be filed by the City of Keokuk, and;

WHEREAS, the filing of the application is in the best interest of the citizens of the City of Keokuk, and should be approved, now;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, THAT, The City of Keokuk authorize the filing of an application for transportation enhancement funds, pledge 20% local match, and agree to serve as the Sponsoring Agent. The Sponsoring Agent shall maintain, or cause to be maintained, the complete improvements in a manner acceptable to the IDOT and the Federal Highway Administration, and hereby authorizes the Director of Public Works to submit an application for funding the improvements through Southeast Iowa Regional Planning Commission.

Motion to approve a resolution authorizing the filing of an application with the Southeast Iowa Regional Planning Commission for Regional Transportation STP funds for Carbide Lane; Johnson Street Road; Palean/McKinley Avenue Patching Project on behalf of the City of Keokuk. Motioned carried 6 AYES, and 0 NAYS.

MOVED BY: O'CONNOR

SECONDED BY: HELENTHAL

Passed this 29TH day of December, 2016.

THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

Motion to adjourn meeting made by John Helenthal and seconded by Larry Mortimer. Motion carried.

Meeting adjourned at 4:54 p.m.