

MINUTES
CITY COUNCIL MEETING
June 6, 2019
1721 Fulton Street
6:30 P.M.

The City Council of the City of Keokuk met in regular session on June 6, 2019 at 6:30 p.m. at 1721 Fulton Street. Mayor Thomas L. Richardson, called the meeting to order. There were seven council members present, two absent. Ron Payne, Devon Dade, John Helenthal, Larry Mortimer, Michael Greenwald, Roger Bryant and Susan Dunek were present. Mike O'Connor and Mike Moore were absent. Staff in attendance: City Administrator Cole O'Donnell, City Clerk Jean Ludwig and Public Works Director Mark Bousset and Community Development Director Pam Broomhall.

MAYOR'S CORRESPONDENCE: Gave update on the flood, a phone call from U.S. Senator Joni Ernst, and a new industry in town called Glycerin Traders.

CITIZEN'S REQUEST: Dunek reported that she attended the 200th anniversary celebration of the Odd Fellows organization and was impressed with their national and local involvement in our community.

Motion made Bryant, Second by Helenthal to approve the agenda, including the consent agenda. (7) AYES, (0) NAYS. Motion carried.

- Minutes of the City Hall Committee meeting of April 25, 2019;
- Minutes of the Council Workshop & regular City Council meeting of May 16, 2019;
- Minutes of the Civil Service Commission & certified list of June 1, 2019;
- Cash Receipts for April 2019;
- **RESOLUTION NO. 260-19:** Approving a Liquor License for Casey's General Store #2595, 326 Main Street, effective July 1, 2019 – upgrade to a Class E Liquor License;
- **RESOLUTION NO. 261-19:** Approving a Liquor License for Casey's General Store #2636, 3530 Main Street, effective July 1, 2019 – upgrade to a Class E Liquor License;
- **RESOLUTION NO. 262-19:** Approving an Urban Revitalization Tax Exemption for Robert Morgan, 813 Palean Street, accessory building;
- Sidewalk Display Permit for Fazes, 523 Main Street, Jonesy's Appliance, 417 Main Street;
- Motion to pay bills and transfers listed in Register No.'s 5069-5071;

Mayor Richardson opened the public hearing at 6:38 p.m. concerning the sale of city owned property at 619 and 623 Main Street. A public hearing notice was published in the Daily Gate City on May 17, 2019.

COMMENTS: Broomhall explained the proposed project.

No further comments were received, Mayor Richardson closed the public hearing at 6:39 p.m. and the following proposed resolution was adopted.

Motion made by Helenthal, Second by Dunek to approve the following proposed **RESOLUTION NO. 263-19**: “A RESOLUTION DISPOSING OF MUNICIPALLY OWNED REAL PROPERTY LOCATED AT 619 AND 623 MAIN STREET BY THE CITY OF KEOKUK, IOWA.” (7) AYES, (0) NAYS. Motion carried.

Mayor Richardson opened the public hearing at 6:41 p.m. for an amendment to the FY18-19 City Budget. A public hearing notice was published in the Daily Gate City on May 17, 2019.

COMMENTS: O’Donnell explained the proposed amendment.

No further comments were received, Mayor Richardson closed the public hearing at 6:42 p.m. and the following proposed resolution was adopted.

Motion made by Helenthal, Second by Mortimer to approve the following proposed **RESOLUTION NO. 264-19**: “A RESOLUTION AMENDING THE FY18-19 CITY BUDGET.” (7) AYES, (0) NAYS. Motion carried.

Mayor Richardson opened the public hearing at 6:42 p.m. on the sale of real property located at 827 Bank and vacant lots. A public hearing notice was published in the Daily Gate City on May 17, 2019.

COMMENTS: Broomhall asked the council to consider the bids and give their recommendation on a lot at 604 Grand Avenue.

No further comments were received, Mayor Richardson closed the public hearing at 6:50 p.m. and the following proposed amended resolution was adopted.

Motion made by Helenthal, Second by Greenwald to amend the wording on item 9b, a resolution acknowledging the receipt of bids for disposing of Municipally owned real property, by correcting the bidder on property at 317 S. 5th from Julie Moore to John Farrell. (7) AYES, (0) NAYS. Motion carried.

Motion made by Payne, Second by Mortimer to approve the proposed amended **RESOLUTION NO. 265-19**: “A RESOLUTION ACKNOWLEDGING THE RECEIPT OF BIDS FOR DISPOSING OF MUNICIPALLY OWNED REAL PROPERTY.” (7) AYES, (0) NAYS. Motion carried.

Mayor Richardson opened the public hearing at 6:52 p.m. on the 5th Street Pickleball courts resurfacing project. A public hearing notice was published in the Daily Gate City on May 28, 2019.

COMMENTS: O’Donnell explained no bids were received due to contractors already having full schedules. It will be re-bid this fall in hopes of starting the project in the spring.

No further comments were received, Mayor Richardson closed the public hearing at 6:53 p.m. and the following proposed resolution was adopted.

Motion made by Bryant, Second by Helenthal to approve the following proposed **RESOLUTION NO. 266-19**: “A RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST ESTIMATE FOR THE 5TH STREET PICKLEBALL COURT PROJECT.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Dunek, Second by Bryant to approve the following proposed **RESOLUTION NO. 267-19**: “A RESOLUTION TO SET UMB BANK, N.A. AS THE PAYING AGENT, NOTE REGISTER, AND TRANSFER AGENT FOR THE 2019 ALTERNATE REVENUE TIF BONDS.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Dunek, Second by Helenthal to approve the following proposed **RESOLUTION NO. 268-19**: “A RESOLUTION APPROVING THE FORM OF LOAN AGREEMENT AND AUTHORIZE THE ISSUANCE OF \$ 1.8 MILLION DOLLARS IN CAPITAL LOAN NOTES.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Bryant to approve the following proposed **RESOLUTION NO. 269-19**: “A RESOLUTION APPROVING CONSTRUCTION CONTRACT WITH SCHICKENDANZ CONSTRUCTION FOR THE SOUTHEAST IOWA DEVELOPMENT CENTER.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Dunek, Second by Bryant to approve the following proposed **RESOLUTION NO. 270-19**: “A RESOLUTION APPROVING AGREEMENT WITH KEOKUK RAGBRAI COMMITTEE.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Mortimer to approve the following proposed **RESOLUTION NO. 271-19**: “A RESOLUTION AWARDDING A CONTRACT TO GREENFIELD LLC FOR THE SALT STORAGE BUILDING.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, Second by Payne to authorize staff to develop and distribute an RFP for architectural services and to begin negotiations for acquisition of Connection Bank and Insurance. (7) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Dunek to approve a Special Events Permit for Radio Keokuk for Radio Keokuk Local Music Festival, June 15, 2019 @ the Rand Park Pavilion. (6) AYES, (0) NAYS, (1) GREENWALD-ABSTAIN. Motion carried.

Motion made by Bryant, Second by Dade to approve a Special Events Permit for Rollin On The River, August 16-17, 2019 in Victory Park. (7) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, Second by Helenthal to approve work on Keokuk Sign at the North end of town. (7) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: O'Donnell reported on the following: Flooding, Staff evaluations, Southeast Iowa Days in Washington, D.C., demolition of 415 Blondeau, sidewalks on Johnson Street Road and Main Street going towards Wal-Mart.

There being no further business presented, the meeting adjourned at 7:02 p.m.