

MINUTES
CITY COUNCIL MEETING
April 16, 2020
500 N. 20th Street
6:30 P.M.

City Administrator O'Donnell made the following announcements: In response to COVID-19, the Keokuk City Council meetings are closed to the general public. Council members attending by phone must state their name when speaking. The meeting will be live streamed on Facebook Live and audio coverage via Radio Keokuk, www.radiokeokuk.com and the Radio Keokuk apps for Apple and Android. Public may submit questions and comments ahead of the meeting to codonnell@cityofkeokuk.org or text (319)844-4929. Public comment during the regular meeting will be taken via Facebook comments or texting (319)844-4929. The public is urged to stream the meeting through Radio Keokuk as audio through Facebook will be of poor quality. Roll call will be taken on all measures.

The City Council of the City of Keokuk met in regular session on April 16, 2020 at 500 N. 20th Street. Mayor Thomas L. Richardson called the meeting to order at 6:30 p.m. There were nine council members present, none absent. Mike O'Connor, Devon Dade, John Helenthal, Michael Greenwald, and Roger Bryant were present in person. Linda Altheide, Ron Payne, Steve Andrews and Susan Dunek were present by phone. Staff in attendance: City Administrator Cole O'Donnell, City Clerk Jean Ludwig were present in person. Community Development Director Pam Broomhall, Public Works Director Robert Helenthal, Chief of Police Dave Hinton, Fire Chief Gabe Rose and Bridge, Parks, Cemetery and Sanitation Manager Bob Weis were present by phone.

MAYOR'S CORRESPONDENCE: Gave update on city operations while under Coronavirus restrictions.

CITIZEN'S REQUEST: Question through Facebook about re-opening businesses after Coronavirus. O'Donnell said it would be up to Governor Reynolds. There may be further restrictions before it is finished, and future council meetings may be all electronic.

Noting a correction to the time of adjournment of the workshop from 6:35 to 6:25 p.m. motion made by Helenthal, second by Dade to approve the agenda, including the consent agenda. (9) AYES, (0) NAYS. Motion carried.

- Minutes of the Council Workshop & regular City Council meeting of April 2, 2020;
- Cash Receipts & Treasurer's Report for March 2020;
- **RESOLUTION NO. 71-20:** Approving a Liquor License for B.P.O. Elks, Keokuk Lodge #106, 2200 Lincoln Avenue, effective April 17, 2020 – Class A Liquor License with Sunday Sales;
- **RESOLUTION NO. 72-20:** Approving a Liquor License for MOD Convenience Store, 3345 Main Street, effective April 25, 2020 – Class C Beer Permit with a Class B Wine Permit and Sunday Sales;
- **RESOLUTION NO. 73-20:** Approving a Liquor License for Black Sails LLC, 1324 Main Street, effective May 1, 2020 – Class C Liquor License with Outdoor Service & Sunday Sales;
- **RESOLUTION NO. 74-20:** Approving a Liquor License for Hy-Vee Gas, 3001 Main Street, effective May 6, 2020 – Class C Beer Permit with Class B Native Wine Permit and Sunday Sales;
- Sidewalk Display Permit for Off the Rack Consignment & Boutique, 514 Main Street;
- Resignation of Lisa Jeffers from the Civil Service Commission, effective immediately;
- Motion to pay bills and transfers listed in Register No.'s 5137-5139;

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 5 to the Amended and Restated Twin Rivers Urban Renewal Plan. The Mayor first asked for the report of the City Administrator, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that no written recommendations were received from affected taxing entities. The report of the City Administrator, or his delegate, with respect to the consultation was placed on file for consideration by the Council. We are opening the public hearing at 6:38 p.m.

COMMENTS: O'Donnell: Adds Elkem property to the Urban Renewal plan as a project so it can be determined to be slum & blighted and proceed with condemnation.

No further comments were received. Mayor Richardson closed the public hearing at 6:39 p.m.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 75-20:** "A RESOLUTION ADOPTING AMENDMENT NO. 5 TO THE AMENDED AND RESTATED TWIN RIVERS URBAN RENEWAL PLAN." (9) AYES, (0) NAYS. Motion carried.

Mayor Richardson opened the public hearing at 6:43 p.m. on the sale of city owned property at 827 Bank Street. A public hearing notice was published in the Daily Gate City on April 7, 2020.

COMMENTS: Broomhall said a neighbor bid \$200.00 and may build a garage on the lot.

No further comments were received. Mayor Richardson closed the public hearing at 6:44 p.m.

Motion made by O'Connor, second by Helenthal to approve the following proposed **RESOLUTION NO. 76-20:** "A RESOLUTION DISPOSING OF MUNICIPALLY OWNED REAL PROPERTY LOCATED AT 827 BANK STREET, KEOKUK, IOWA." (9) AYES, (0) AYES. Motion carried.

Mayor Richardson opened the public hearing at 6:48 p.m. to apply for a Community Development Block Grant funds for the Housing Sustainability Program through the Iowa Department of Economic Development. A public hearing notice was published in the Daily Gate City on April 7, 2020.

COMMENTS: Sara Hecox of SEIRPC presented the following information:

A. Need For The Activities Was Identified:

The housing sustainability project was identified by City of Keokuk and Southeast Iowa Regional Planning Commission staff. It is also a goal of the Lee County Housing Needs Assessment to identify and utilize rehab programs to benefit low to moderate income families through grant opportunities.

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.

C. Date Application will be submitted:

The Iowa Economic Development Authority will start reviewing the submitted Housing Sustainability Grants on July 1, 2020 in the order they were received.

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

The City of Keokuk will request \$238,994 from the Iowa Economic Development Authority for a Housing Sustainability Grant.

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 median income for Lee County.

%MFI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
80%	\$38,850	\$44,400	\$49,950	\$55,500	\$59,950	\$64,400	\$68,850	\$73,300

F. Where the Activity will be conducted:

The rehab activity will take part in the City of Keokuk.

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

Under the rehab process with the housing sustainability grant, households will not be permanently displaced. Some households may be asked to move temporarily while interior lead-based paint issues need to be dealt with. Proper coordination between the contractor and homeowner can prevent displacement.

H. Plans to Assist Persons Displaced:

Any household that would have to temporarily relocated will be told to do so for their own safety. The temporarily displacement will be paid for out of the Housing Sustainability Grant.

I. Nature of the Proposed Activity:

The Housing Sustainability Grant will be used to stabilize homes in Keokuk. The rehab items that would be covered are things such as gutters, roofs, fascia, soffit, windows, doors, siding, foundation repair, replace outside stairways, and lead hazard reduction. The program does not cover things such as new construction, landscaping, interior work that is not lead related, and appliances.

She gave a summary of Community Development and Housing Needs of LMI Persons, Other Community Development and Housing Needs and Planned or Potential Activities to Address Housing and Community Needs. The grant may be available this fall in the mapped area.

No further comments were received. Mayor Richardson closed the public hearing at 6:57 p.m.

Motion made by Bryant, second by Helenthal to approve the following proposed **RESOLUTION NO. 77-20:** “A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A CDBG HOUSING REHABILITATION GRANT APPLICATION THROUGH IOWA DEPARTMENT OF ECONOMIC DEVELOPMENT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, second by Greenwald to approve the following proposed **RESOLUTION NO. 78-20:** “A RESOLUTION AUTHORIZING CONSIDERATION OF ACQUISITION OF REAL ESTATE AND POTENTIAL USE OF POWER OF EMINENT DOMAIN.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Helenthal to approve the following proposed **RESOLUTION NO. 79-20: “A RESOLUTION ADOPTING WATER AND SEWER BILLING ADJUSTMENT POLICY.”** (9) AYES, (0) NAYS. Motion carried.

BOARDS & COMMISSIONS: O’Donnell reported a vacancy on the Airport Zoning Commission.

Motion made by Greenwald, second by Dade to approve the final report on nominations: City Planning Commission, Larry Wallingford, 5-year term to expire 5/14/2025. (9) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: O’Donnell reported on the following: Covid-19 and related issues, projected revenues, possible new revenue for airport projects.

There being no further business, Mayor Richardson adjourned the meeting at 7:12 p.m.

Thomas L. Richardson, Mayor

Attest: _____
Jean Ludwig, City Clerk