

MINUTES
CITY COUNCIL MEETING
November 18, 2021
501 Main Street
6:30 P.M.

The City Council of the City of Keokuk met in regular session on November 18, 2021 at 501 Main Street. Mayor Thomas L. Richardson called the meeting to order at 6:30 p.m. There were seven council members present, two absent. Mike O'Connor, Linda Altheide, Roslyn Garcia, Devon Dade, John Helenthal, Linda Marsden, and Roger Bryant were present. Steve Andrews and Susan Dunek were absent. Staff in attendance: City Administrator Cole O'Donnell, City Clerk Jean Ludwig, Public Works Director Robert Helenthal, Community Development Director Pam Broomhall, Bridge, Park, Cemetery and Sanitation Manager Bob Weis, Sewer Manager Michael Clark, Police Chief Dave Hinton, and Celeste El Anfaoui.

MAYOR'S CORRESPONDENCE: Requested volunteers for the City of Christmas.

Motion made by Dade, second by Garcia to approve the agenda, including the consent agenda.

- Minutes of the Council Workshop & Regular City Council meeting of November 4, 2021;
- Cash Receipts & Treasurer's Report for October 2021;
- Approval of the Annual Urban Renewal Report, Fiscal Year 2020-2021;
- **RESOLUTION NO. 315-21:** Approving a Liquor License for Pizza Hut, 3338 Main Street, effective December 20, 2021 – Class B Beer Permit with Sunday Sales;
- Motion to pay bills and transfers listed in Register No.'s 5241-5243;

Mayor Richardson opened the public hearing at 6:32 p.m. on the authorization of a loan agreement and the issuance of not to exceed \$5,000,000 general obligation refunding Capital Loan Notes of the City of Keokuk, State of Iowa (for essential corporate purpose) and providing for publication of notice thereof. A public hearing notice was published in the Daily Gate City on Wednesday, November 3, 2021.

COMMENTS: O'Donnell stated that we are refinancing current notes to get a more favorable interest rate.

No further comments were received, Mayor Richardson closed the public hearing at 6:33 p.m.

Motion made by Helenthal, second by O'Connor to approve the following proposed **RESOLUTION NO. 316-21:** "A RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$5,000,000 GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTES." (7) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, second by Marsden to approve the third/final reading of the amended Ordinance repealing Ordinance No. 1998, and granting to Midstates Natural Gas, its successors, and assigns, a non-exclusive twenty-year franchise to acquire, construct, erect, maintain and operate a natural gas utility in the City of Keokuk, Iowa and to furnish and sell natural gas to the city and its inhabitants, and requiring said company to pay a franchise fee to the City (did not acquire majority vote at meeting on 11/4/21).

ROLL CALL VOTE: (6) AYES – Altheide, Garcia, Dade, Helenthal, Marsden, and Bryant.
(1) NAYS – O’Connor. Motion carried.

Motion made by Helenthal, second by Garcia to adopt & give final approval of the amended **ORDINANCE NO. 2017** repealing Ordinance No. 1998, and granting to Midstates Natural Gas, its successors, and assigns, a non-exclusive twenty-year franchise to acquire, construct, erect, maintain and operate a natural gas utility in the City of Keokuk, Iowa and to furnish and sell natural gas to the city and its inhabitants, and requiring said company to pay a franchise fee to the City.

ROLL CALL VOTE: (6) AYES – Altheide, Garcia, Dade, Helenthal, Marsden, and Bryant.
(1) NAYS – O’Connor. Motion carried.

Motion made by Marsden, second by Bryant to approve the third/final reading of the amended Ordinance repealing Ordinance No. 1830, and granting to Interstate Power and Light Company, its successors, and assigns, a non-exclusive twenty-five-year franchise to acquire, construct, erect, maintain and operate an electric system in the City of Keokuk, Iowa and to furnish and sell electric energy to the City and its inhabitants, and requiring said company to pay a franchise fee to the City.

ROLL CALL VOTE: (6) AYES – Altheide, Garcia, Dade, Helenthal, Marsden, and Bryant.
(1) NAYS – O’Connor. Motion carried.

Motion made by Garcia, second by Marsden to adopt & give final approval of the amended **ORDINANCE NO. 2018** repealing Ordinance No. 1830, and granting to Interstate Power and Light Company, its successors, and assigns, a non-exclusive twenty-five-year franchise to acquire, construct, erect, maintain and operate an electric system in the City of Keokuk, Iowa and to furnish and sell electric energy to the City and its inhabitants, and requiring said company to pay a franchise fee to the City.

ROLL CALL VOTE: (6) AYES – Altheide, Garcia, Dade, Helenthal, Marsden, and Bryant.
(1) NAYS – O’Connor. Motion carried.

Motion made by Helenthal, second by Garcia to approve the initial reading of an Ordinance amending Chapter 5.20.020 regarding Sanitation fees.

ROLL CALL VOTE: (7) AYES – O’Connor, Altheide, Garcia, Dade, Helenthal, Marsden, and Bryant.
(0) NAYS. Motion carried.

Motion made by Bryant, second by Helenthal to waive the second and third reading of an Ordinance amending Chapter 5.20.020 regarding Sanitation fees.

ROLL CALL VOTE: (5) AYES – Altheide, Garcia, Dade, Helenthal, and Bryant. (2) NAYS – O’Connor and Marsden. Motion failed.

Motion made by Garcia, second by Dade to approve the initial reading of an Ordinance Amending Chapter 1.12 regarding the boundaries of Wards 1-6.

ROLL CALL VOTE: (7) AYES – O’Connor, Altheide, Garcia, Dade, Helenthal, Marsden, and Bryant.
(0) NAYS. Motion carried.

Motion made by Helenthal, second by Dade to waive the second and third reading of an Ordinance Amending Chapter 1.12 regarding the boundaries of Wards 1-6.

ROLL CALL VOTE: (7) AYES – O’Connor, Altheide, Garcia, Dade, Helenthal, Marsden, and Bryant. (0) NAYS. Motion carried.

Motion made by Helenthal, second by Dade to adopt and give final approval of an **ORDINANCE NO. 2019** Amending Chapter 1.12 regarding the boundaries of Wards 1-6.

ROLL CALL VOTE: (7) AYES – O’Connor, Altheide, Garcia, Dade, Helenthal, Marsden, and Bryant. (0) NAYS. Motion carried.

Motion made by O’Connor, second by Altheide to approve the following proposed **RESOLUTION NO. 317-21**: “A RESOLUTION APPROVING FIFTH MODIFICATION AGREEMENT TO CONVERTIBLE PROMISSORY NOTE WITH AMJET.” (7) AYES, (0) NAYS. Motion carried.

Motion made by O’Connor, second by Bryant to approve the following proposed **RESOLUTION NO. 318-21**: “A RESOLUTION SETTING A BID LETTING AND PUBLIC HEARING FOR RAINBO DRIVE LIFT STATION REPLACEMENT.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, second by O’Connor to approve the following proposed **RESOLUTION NO. 319-21**: “A RESOLUTION APPROVING TOWING AND STORAGE CONTRACT RATES FOR 2022-2023.” (7) AYES, (0) NAYS. Motion carried.

Motion made by O’Connor, second by Helenthal to approve the following proposed **RESOLUTION NO. 320-21**: “A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH AHLERS & COONEY P.C. ATTORNEYS AT LAW.” (7) AYES, (0) NAYS. Motion carried.

BOARDS & COMMISSIONS: Rand Park Pavilion: Richard West, 5-year term to expire 10/22/2023 (1st notification-no vote required). Kevin Helmick, Maureen Hutchcroft, Shane Etter and Ted Elting, 5-year term to expire 10/22/26 (2nd notification-no vote required).

Motion made by Helenthal, second by Dade to approve the resignation of Larry Wallingford from the Board of Adjustment. (7) AYES, (0) NAYS. Motion carried.

Motion made by Marsden, second by Altheide to approve the appointment of Teresa Murray to fill the vacancy of Larry Wallingford on The Board of Adjustment, term to expire 5/14/2022. (7) AYES, (0) NAYS. Motion carried. 1st notification, the 2nd and 3rd reading were waived.

STAFF REPORTS: O’Donnell reported on the Covid policy, the swearing in of newly elected officials, and setting a meeting for Personnel and ARPA fund committees.

There being no further business, Mayor Richardson adjourned the meeting at 7:00 p.m.