

MINUTES
CITY COUNCIL MEETING
October 20, 2022
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on October 20, 2022 at 501 Main Street. Mayor Kathie Mahoney called the meeting to order at 5:30 p.m. There were seven council members present, one absent, and one At Large vacant. Carissa Crenshaw, Linda Altheide, John Helenthal, Steve Andrews, Dan Tillman, Roger Bryant, and Michael Greenwald were present. Roslyn Garcia was absent. Staff in attendance: City Administrator Cole O'Donnell, City Clerk Celeste El Anfaoui, Community Development Director Pam Broomhall, Public Works Director Robert Helenthal, Wastewater Treatment Plant Manager Tom Wills, Housing Enforcement Casey Barnes and Fire Chief Gabe Rose.

MAYOR'S CORRESPONDENCE: Informed of upcoming events in Keokuk and surrounding area.

CITIZEN'S REQUEST: Dustin Cackley had questions regarding agenda and election process. Amanda Rogers from Best You Coalition gave an update on upcoming events. Joe Shuman updated on City of Christmas and requested volunteers.

Motion made by Altheide, seconded by Helenthal to approve the agenda, including the consent agenda.

- Minutes of the Regular City Council meeting & Council Workshop of October 6, 2022;
- **RESOLUTION NO. 134-2022:** Approving a Liquor License for Southside Boat Club, 625 Mississippi River Drive, effective October 31, 2022 – Class A Liquor License with Outdoor Service & Sunday Sales;
- **RESOLUTION NO. 135-2022:** Approving a Liquor License for Los Tapatios Restaurant, 706 Main Street, effective November 1, 2022 – Class C Liquor License with Sunday Services;
- Motion to pay bills and transfers listed in Register No.'s 5301-5303;

Mayor Mahoney opened the public hearing at 5:41 p.m. on a request to vacate & dispose of a portion of a platted unimproved alley in Block 11, Hawkeye Addition, City of Keokuk, Lee County, Iowa. A public hearing notice was published in the Daily Gate City on October 14, 2022.

COMMENTS: Broomhall gave overview.

No further comments were received, Mayor Mahoney closed the public hearing at 5:43 p.m.

Motion made by Helenthal, second by Andrews to approve the following proposed **RESOLUTION NO. 136-2022:** “A RESOLUTION TO VACATE A 20’X240’ PLATTED UNDEVELOPED PORTION OF THE ALLEY IN THE HAWKEYE ADDITION AND CONVEY AID PROPERTY TO ABUTTING PROPERTY OWNER.” (7) AYES, (0) NAYS. Motion carried.

Mayor Mahoney opened the public hearing at 5:44 p.m. on a request to amend Title 20, of the Keokuk Municipal Code Section 20.30.030(6) fences. A public hearing notice was published in the Daily Gate City on October 14, 2022.

COMMENTS: Broomhall gave overview and slideshow of photos. Citizen Tory Rhea addressed council regarding the fencing already constructed on his property.

No further comments were received, Mayor Mahoney closed the public hearing at 5:55 p.m.

Mayor Mahoney opened the public hearing at 5:55 p.m. for the consideration of an application for a comprehensive neighborhood revitalization planning grant from the Iowa Economic Development Authority, Community Development Block Grant Program. A public hearing was published in the Daily Gate City on October 14, 2022.

COMMENTS: Sara Hecox from Southeast Iowa Regional Planning Commission discussed the housing needs assessment with council and the public.

Need For The Activities Was Identified:

The City of Keokuk needs to rehabilitate existing housing stock, remove blighted structures, improve infrastructure, and improved blighted neighborhoods. The grant would benefit the City in a planning study of the neighborhood and determine which activities will be utilized.

How the Proposed Activity will be funded:

Community Development Block Grant – Comprehensive Neighborhood Revitalization Planning Grant

Date Application is Due:

The CDBG application for Comprehensive Neighborhood Revitalization Planning Grant is due November 1, 2022.

Requested Amount of Federal Funds:

City of Keokuk will request \$25,000 from the Iowa Economic Development Authority Community Development Block Grant. There is a 15% local match from the City.

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

The planning funds will determine what activities need to be completed in the neighborhood. It will take into consideration that the revitalization grant will benefit Low-and Moderate-Income persons and blocks within the neighborhood. The US Census Data for the City of Keokuk indicates that 61.9% 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 the planning 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.

Nature of the Proposed Activity:

The proposed activity would be to come up with a plan to address housing issues in a targeted area that will benefit LMI persons. The plan will also revamp that neighborhood and eliminate blight.

This year the planning portion takes place, then next year we apply for the actual grant portion.

No further comments were received, Mayor Mahoney closed the public hearing at 6:06 p.m.

Motion made by Helenthal, second by Crenshaw to approve the following proposed **RESOLUTION NO. 137-2022:** “A RESOLUTION HOLDING A PUBLIC HEARING AUTHORIZING APPLICATION FOR A CDBG COMPREHENSIVE NEIGHBORHOOD REVITALIZATION PLANNING GRANT THROUGH IOWA ECONOMIC DEVELOPMENT AUTHORITY.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Helenthal to approve the second reading of amended ordinance amending Ordinance No. 2018, granting to Interstate Power & 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.

Miranda Goings, plant controller at Amsted Rail, is concerned what the effect a 2% franchise fee would have on the company. After discussion, Helenthal motioned to table, second by Greenwald. (7) AYES, (0) NAYS. Motion carried to table. 8-4.5

Motion made by Greenwald, second by Crenshaw to approve the following proposed **RESOLUTION NO. 138-2022:** “A RESOLUTION ADOPTING 457 DEFERRED COMPENSATION PLAN MISSION SQUARE.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Crenshaw to approve the following proposed **RESOLUTION NO. 139-2022:** “A RESOLUTION ADOPTING 457 DEFERRED COMPENSATION PLAN T. ROWE PRICE.” (7) AYES, (0) NAYS. Motion carried. Nick Bronson of Two Rivers Investment Services introduced himself for questions.

Motion made by Helenthal, second by Greenwald to approve the following proposed **RESOLUTION NO. 140-2022**: “A RESOLUTION SETTING A PUBLIC HEARING ON THE SUBMISSION OF A US EPA BROWNFIELD GRANT APPLICATION.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, second by Bryant approving bid for Wastewater Treatment Plant Digester cleaning. Adam Johnson, manager at CCS Contracting addressed council concerned that the bidding was not fair as his bid was disclosed at a prior meeting before bidding was closed. After discussion, motion defeated.

Motion made by Greenwald, second by Helenthal to appoint Shelley Oltmans to At Large Council Member. (7) AYES, (0) NAYS. Motion carried.

BOARDS & COMMISSIONS: Final notification for Jason James to the Rand Park Pavilion Commission, 5-year term to expire 10/22/2025. Final notification for Diane Kearns to the Grand Theatre Commission, 3-year term to expire 11/5/2025. Motion made by Helenthal, second by Bryant. (7) AYES, (0) NAYS. Motion carried.

Second notification for Monica Winkler and Mike Greenslaugh to the Park & Recreation Advisory Board, 3-year term to expire 11/2/2025. First notification for Amanda Rogers to the Rand Park Pavilion Commission, fulfilling a 5-year term to expire 10/22/2025.

COUNCIL LIAISON REPORTS: Greenwald informed Cultural, and Entertainment District is in need of volunteers for Rollin’ on the River as currently the number is dwindling, and they are re-evaluating the event.

STAFF REPORTS: O’Donnell updated on hospital and EMS, Southeast Iowa Development Center, development of the 600 Main Street buildings, and council adopted goals. Additionally, informed of 2022 final activity statement for the aquatic center.

Motion made by Helenthal, second by Tillman to adjourn the meeting at 6:59 p.m.