

**MINUTES  
CITY COUNCIL MEETING  
SEPTEMBER 15, 2016  
4:30 P.M.**

The City Council of the City of Keokuk met in regular session on September 15, 2016 at 4:30 p.m. in the City Council Chambers, 415 Blondeau Street. In the absence of Mayor Marion and Pro-Tem Dunek, Councilman Bryant called the meeting to order. A motion was made by Winn and a second by O'Connor to appoint Roger Bryant as chairman to conduct the meeting. There were five council members present, four absent: Mike O'Connor, Dan Winn, John Helenthal, Sandy Pollitt, and Roger Bryant. Susan Dunek, Michael Moore, Ron Payne, Larry Mortimer were absent.

Consent Agenda: Motion made by John Helenthal and seconded by Mike O'Connor.  
Motion carried.

- Minutes of the regular City Council meeting of September 1, 2016;
- Minutes of the Safety Committee Meeting of September 13, 2016;
- Liquor licenses for Casey's, 3530 Main St.; Driftwood 13, 1324 Main St., The Tee Pee, 17 North 4<sup>th</sup> St., The Cellar, 29 So. 2<sup>nd</sup> St., American Legion, 727 Main St.;
- Fireworks display permit for Homecoming activities at Calvert Stadium on October 7, 2016;
- Reappointment of Donald Wade, Keokuk Housing Authority Board, term to expire September 5, 2018;

Now is the time and place for a public hearing for Leachate Hauling from the north landfill. A public hearing notice pertaining to the hearing was published in the Daily Gate City on August 26, 2016.

**OPEN HEARING:** The hearing was opened at 4:35 p.m.

**COMMENTS:** Public Works Director Mark Boussetot said three bids were received. The City is responsible for the site forever.

**CLOSE HEARING:** The meeting was closed at 4:36 p.m. and the following resolution was adopted.

**RESOLUTION NO. 144-16**

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

**THAT**, the contract be awarded to the low bidder Hempen Mobile Wash Industrial Service, Inc. of Keokuk, Iowa accepting the three year contract bid of \$14,250.00 for the first year, \$15,250.00 for the second year and \$16,250.00 for the third year for the leachate hauling from the City of Keokuk North Landfill.

MOVED BY POLLITT

SECONDED BY HELENTHAL

Passed this 15<sup>th</sup> day of September, 2016

ROLL CALL: O'CONNOR – AYE    MOORE – ABSENT    PAYNE – ABSENT    WINN – AYE  
HELENTHAL – AYE    MORTIMER – ABSENT    POLLITT – AYE  
BRYANT – AYE    DUNEK – ABSENT

AYES – 5

NAYS – 0

ABSENT – 4

\_\_\_\_\_  
ROGER BRYANT, COUNCIL PERSON

ATTEST: \_\_\_\_\_  
JEAN LUDWIG, CITY CLERK

## **RESOLUTION NO. 145-16**

### **RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH KEOKUK MILLS, LLC, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF**

**WHEREAS**, by Resolution No. 96-08, adopted April 24, 2008, and which has twice been amended, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Amended and Restated Twin Rivers Urban Renewal Plan (the "Plan") for the Amended and Restated Twin Rivers Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan as amended, is on file in the office of the Recorder of Lee County; and

**WHEREAS**, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

**WHEREAS**, the City has received a proposal from Keokuk Mills, LLC (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree to own and operate its business at the Development Property and commit to hire and retain employees in the community; and

**WHEREAS**, the Agreement proposes that the City will make a forgivable loan to Developer in the amount of \$100,000, which sum shall be forgiven at the rate of \$20,000, per year, for five (5) years, under the terms and following satisfaction of the conditions set forth in the Agreement; and

**WHEREAS**, the Agreement proposes that the City will make a no interest loan to Developer in the amount of \$100,000, which sum shall be repaid in monthly installments, under the terms set forth in the Agreement; and

**WHEREAS**, one of the obligations of the Developer relates to employment retention and/or creation; and

**WHEREAS**, Iowa Code Chapters 15A and 403 (the "Urban Renewal Law") authorize cities to make loans for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapter, and to levy taxes and assessments for such purposes; and

**WHEREAS**, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein; and

**WHEREAS**, neither the Urban Renewal Law nor any other Code provision sets forth any procedural action required to be taken before said economic development activities can occur under the Agreement, and pursuant to Section 364.6 of the City Code of Iowa, it is deemed sufficient if the action hereinafter described be taken and the City Clerk publish notice of the proposal and of the time and place of the meeting at which the Council proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said City to such action; now therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK IN THE STATE OF IOWA:**

Section 1. That this Council meet in the Council Chambers, City Hall, 415 Blondeau Street, Keokuk, Iowa, at 6:30 P.M. on October 6, 2016, for the purpose of taking action on the matter of the proposal to enter into a Development Agreement with Keokuk Mills, LLC.

Section 2. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

MOVED BY POLLITT

SECONDED BY HELENTHAL

Passed this 15<sup>th</sup> day of September, 2016

ROLL CALL: O'CONNOR – AYE    MOORE – ABSENT    PAYNE – ABSENT  
WINN – AYE    HELENTHAL – AYE    MORTIMER – ABSENT    POLLITT – AYE  
BRYANT – AYE    DUNEK – ABSENT

AYES – 5

NAYS – 0

ABSENT – 4

---

ROGER BRYANT, COUNCIL PERSON

ATTEST: \_\_\_\_\_  
JEAN LUDWIG, CITY CLERK

**RESOLUTION NO. 146-16**

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN ECONOMIC DEVELOPMENT ASSISTANCE CONTRACT BETWEEN KEOKUK MILLS, LLC, THE CITY OF KEOKUK, AND THE IOWA ECONOMIC DEVELOPMENT AUTHORITY**

**WHEREAS**, Keokuk Mills, LLC submitted an application to the Iowa Economic Development Authority (IEDA) requesting financial assistance for the acquisition and development of a manufacturing facility within the corporate limits of Keokuk, Iowa; AND

**WHEREAS**, IEDA awarded the funding, based upon mutual promises contained within the attached “Economic Development Assistance Contract”; AND

**WHEREAS**, The City of Keokuk intends to set the Public Hearing on the separate Development Agreement, of which a redline has been approved by all entities, for this project by separate resolution; now therefore,

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

**THAT**, the City Council of the City of Keokuk, Iowa hereby authorizes and directs the Mayor, on behalf of the City, to execute the attached Economic Development Assistance Contract between the City, Iowa Economic Development Authority, and Keokuk Mills, LLC.

MOVED BY POLLITT

SECONDED BY HELENTHAL

Passed this 15<sup>th</sup> day of September, 2016

ROLL CALL: O’CONNOR – AYE    MOORE – ABSENT    PAYNE – ABSENT  
WINN – AYE    HELENTHAL – AYE    MORTIMER – ABSENT    POLLITT – AYE  
BRYANT – AYE    DUNEK – ABSENT

AYES – 5

NAYS – 0

ABSENT – 4

\_\_\_\_\_  
ROGER BRYANT, COUNCIL PERSON

ATTEST: \_\_\_\_\_  
JEAN LUDWIG, CITY CLERK

**RESOLUTION NO. 147-16**

**WHEREAS**, the Keokuk Revolving Loan Fund Work Plan provides guidance for operation of the program, and;

**WHEREAS**, the Work Plan may be amended as needed, and;

**WHEREAS**, the Loan Review Committee has recommended increasing the maximum loan amount from \$25,000 to \$100,000; Now, therefore;

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

**THAT**, the RLF Work Plan Section I (F)(2) be amended to say: “No individual loan will be made for more than \$100,000.”

MOVED BY POLLITT

SECONDED BY HELENTHAL

Passed this 15<sup>th</sup> day of September, 2016

ROLL CALL: O’CONNOR – AYE MOORE – ABSENT PAYNE – ABSENT WINN – AYE HELENTHAL – AYE MORTIMER – ABSENT POLLITT – AYE BRYANT – AYE DUNEK – ABSENT

AYES – 5

NAYS – 0

ABSENT – 4

\_\_\_\_\_  
ROGER BRYANT, COUNCIL PERSON

ATTEST: \_\_\_\_\_  
JEAN LUDWIG, CITY CLERK

**RESOLUTION NO. 148-16**

**WHEREAS**, the list of expenses have been presented to the Finance Committee for review and exceptions, if any, have been noted; now therefore,

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

**THAT**, the semi-monthly bills as listed on Register Pages 4881-4883, Checks No. 129648-129750, in the amount of \$390,857.13, be approved.

MOVED BY POLLITT

SECONDED BY HELENTHAL

Passed this 15<sup>th</sup> day of September, 2016

ROLL CALL: O’CONNOR – AYE MOORE – ABSENT PAYNE – ABSENT WINN – AYE HELENTHAL – AYE MORTIMER – ABSENT POLLITT – AYE BRYANT – AYE DUNEK – ABSENT

AYES – 5

NAYS – 0

ABSENT – 4

\_\_\_\_\_  
ROGER BRYANT, COUNCIL PERSON

ATTEST: \_\_\_\_\_  
JEAN LUDWIG, CITY CLERK

Motion to adjourn the meeting by John Helenthal and seconded by Dan Winn. Motion carried.

Meeting adjourned at 4:50 p.m.