

MINUTES
CITY COUNCIL MEETING
March 5, 2020
500 N. 20th Street
6:30 P.M.

The City Council of the City of Keokuk met in regular session on March 5, 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, Linda Altheide, Ron Payne, Devon Dade, John Helenthal, Steve Andrews (entered @ 6:49 p.m.), Michael Greenwald, Roger Bryant and Susan Dunek were present. Staff in attendance: City Administrator Cole O'Donnell, City Clerk Jean Ludwig, Community Development Director Pam Broomhall, City Code Enforcer Casey Barnes, Sewer Department Manager Robert Helenthal, Police Chief Dave Hinton, Library Business Manager Monica Winkler, and Manager of Bridge, Park, Cemetery and Sanitation Robert Weis.

MAYOR'S CORRESPONDENCE: Announced Councilperson Susan Dunek is Keokuk Main Street volunteer of the year. Announced curbside yard waste pick-up will resume March 9. Recognized Show Choir, athletic teams and individual athletes for accomplishments. Announced Odd Fellows chili feed Saturday from 5-8.

CITIZEN'S REQUEST: Heard from citizen Nancy Symmonds regarding local preference on bids for city projects and the opportunities it provides.

Motion made by Greenwald, second by Helenthal to approve the agenda, including the consent agenda. (9) AYES, (0) NAYS. Motion carried.

- Minutes of the Council Workshop & regular City Council meeting of February 20, 2020;
- Cash Receipts and Treasurer's Report for January 2020;
- **RESOLUTION NO. 37-20:** Approving a Liquor License for L. Treyns, 1108 Main Street, effective March 15, 2020 – Class C Liquor License with Outdoor Service;
- **RESOLUTION NO. 38-20:** Approving a Liquor License for Site Food Mart, 1301 Main Street, effective March 21, 2020 – Class E Liquor License with Sunday Sales;
- **RESOLUTION NO. 39-20:** Approving a Liquor License for Southeastern Community College, 335 Messenger Road, effective April 23, 2020 for a term of 5 days - Class C Liquor License (Beer/Wine) with Outdoor Service;
- Motion to pay bills and transfers listed in Register No.'s 5128-5130;

Mayor Richardson opened the public hearing at 6:45 p.m. on status of funded activities for City of Keokuk CDBG owner occupied rehabilitation project. A public hearing notice was published in the Daily Gate City on February 26, 2020.

COMMENTS: Sara Hecox of SEIRPC gave an update on Keokuk's Owner-Occupied Grant Program. She stated Keokuk received a CDB Grant to complete up to six homes in a targeted neighborhood. Funds are from the Iowa Economic Development Authority (IEDA). Total CDBG is for \$258,865 and \$100,646 has been drawn to date. No homeowners to date have been displaced due to lead. City of Keokuk and Great River Housing, Inc contributed \$30,000 to the project. Grant end date is June 30, 2020. Homeowners can receive up to \$24,999 in hard construction costs and up to \$4,500 in lead safe work practices. All homes must meet IEDA Housing Quality Standards when complete. Two projects are complete, construction is almost complete on one project and two projects have a bid opening March 10, 2020. To date, two amendments have been completed – one budget amendment (historical pilot increased grant by \$25,871 – initial grant total was \$232,994) and one to expand the initial targeted neighborhood.

No further comments were received. Mayor Richardson closed the public hearing at 6:55 p.m.

Mayor Richardson opened the public hearing at 6:55 p.m. on plans, specifications, and form of contract for Windsor Heights Lift Station Rehabilitation Project. A public hearing notice was published in the Daily Gate City on February 24, 2020.

COMMENTS: O'Donnell: City budgeted \$500,000. Engineers estimate is \$550,000. Received three bids of \$537,551 (D&L), \$552,190 (Keokuk Contractors), \$560,182 (Meyers Driveway). He said Keokuk Contractors has since withdrawn their bid. Discussion took place on the pros and cons of invoking local preference. Nancy Symmonds asked if the \$500,000 was realistic budget amount? O'Donnell said yes as previous lift stations were in that range. Mike Greenslaugh commented this project matters to locals. John Symmonds said using Burlington as a comparison may not be right since Des Moines county has a higher unemployment rate.

A letter was received from John Symmonds regarding local preference.

No further comments were received. Mayor Richardson closed the public hearing at 7:09 p.m.

Motion made by Bryant, second by Altheide to approve the following proposed resolution awarding a contract for the Windsor Heights Lift Station Project to D & L Excavating of Liberty, Il. in the amount of \$ 537,550.74. Motion made by Dunek, second by Greenwald to amend the resolution by invoking local preference. (8) AYES, (0) NAYS, (1) ABSTAIN – Helenthal. Motion carried.

Motion made by O'Connor, second by Dade to approve the amended **RESOLUTION NO. 40-20:** "A RESOLUTION AWARDED A CONTRACT TO MEYERS DRIVEWAY OF KEOKUK, IOWA IN THE AMOUNT OF \$ 560,181.80 FOR THE WINDSOR HEIGHT LIFT STATION PROJECT." (8) AYES, (0) NAYS, (1) ABSTAIN – HELENTAL. Motion carried.

Motion made by Bryant, second by Helenthal to approve the following proposed **RESOLUTION NO. 41-20:** "A RESOLUTION APPROVING THE PROMOTION OF OFFICER JACOB MOORE TO SERGEANT OF THE KEOKUK POLICE DEPARTMENT." Riley Evans briefed the council on the semi-pro football league. (9) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Dunek to approve the following proposed **RESOLUTION NO. 42-20**: “A RESOLUTION APPROVING REES PARK USE AGREEMENT WITH TRI-STATE TIMBERWOLVES.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Payne to approve the following proposed **RESOLUTION NO. 43-20**: “A RESOLUTION APPROVING COLLECTIVE BARGAINING AGREEMENTS WITH TEAMSTERS LOCAL 238 GENERAL UNIT AND WATER POLLUTION CONTROL UNIT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, second by Bryant to approve the following proposed **RESOLUTION NO. 44-20**: “A RESOLUTION SETTING A PUBLIC HEARING ON THE FY 20/21 BUDGET AND PROPOSED TAX LEVY.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 45-20**: “A RESOLUTION APPOINTING PUBLIC WORKS DIRECTOR AND SETTING SALARY.” (8) AYES, (0) NAYS, (1) ABSTAIN – HELENTHAL. Motion carried.

Motion made by O’Connor, second by Altheide to approve the following proposed **RESOLUTION NO. 46-20**: “A RESOLUTION APPROVING ENGINEERING SERVICE AGREEMENT WITH KLINGNER & ASSOCIATES.” After discussion , motion made by Helenthal, second by O’Connor to table. (9) AYES, (0) NAYS. Motion carried.

Motion made by O’Connor, second by Helenthal to approve the following proposed **RESOLUTION NO. 47-20**: “A RESOLUTION SUPPORTING THE ISSUANCE BONDS FOR THE LEE COUNTY EMERGENCY COMMUNICATIONS PROJECT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 48-20**: “A RESOLUTION TO APPROVE PAY INCREASE FOR THE COMMUNICATION SUPERVISOR AND DATA ENTRY CLERKS IN THE KEOKUK POLICE DEPARTMENT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by O’Connor, second by Bryant to approve the following proposed **RESOLUTION NO. 49-20**: “A RESOLUTION DIRECTING THE ACCEPTANCE OF A PROPOSAL TO PURCHASE \$7,460,000 (DOLLAR AMOUNT SUBJECT TO CHANGE) GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTES, SERIES 2020. (9) AYES, (0) NAYS. Motion carried. Tim Oswalt with Piper Sandler explained the re financing of the four loan notes.

Motion made by Greenwald, second by Dunek to approve the following proposed **RESOLUTION NO. 50-20**: “A RESOLUTION AUTHORIZING REDEMPTION OF OUTSTANDING GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2012, OF THE CITY OF KEOKUK, STATE OF IOWA, DATED NOVEMBER 19, 2012, AND DIRECTING NOTICE BE GIVEN.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Dunek, second by Helenthal to approve the following proposed **RESOLUTION NO. 51-20**: “A RESOLUTION AUTHORIZING REDEMPTION OF OUTSTANDING GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2013B, OF THE CITY OF KEOKUK, STATE OF IOWA, DATED MAY 1, 2013, AND DIRECTING NOTICE BE GIVEN.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, second by Payne to approve the following proposed **RESOLUTION NO. 52-20**: “A RESOLUTION AUTHORIZING REDEMPTION OF OUTSTANDING GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2013C, OF THE CITY OF KEOKUK, STATE OF IOWA, DATED MAY 1, 2013, AND DIRECTING NOTICE BE GIVEN.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Dunek, second by O’Connor to approve the following proposed **RESOLUTION NO. 53-20**: “A RESOLUTION AUTHORIZING THE REDEMPTION OF OUTSTANDING GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2013D, OF THE CITY OF KEOKUK, STATE OF IOWA, DATED MAY 1, 2013, AND DIRECTING NOTICE BE GIVEN.” (9) AYES, (0) NAYS. Motion carried.

BOARDS & COMMISSIONS: O’Donnell gave a first report on nominations for the Building & Housing Advisory Board of Dave Dye, term to expire 9/19/2022, and Chad Campbell for the Keokuk Civil Service Commission, term to expire 4/01/2026. A second report was given on the nomination of Stephanie Ewing for the Grand Theatre Commission, term to expire 11/05/2020.

STAFF REPORTS: O’Donnell reported on the following: Brownfield Project, SID Center, BUILDS Grant, Out of Office, Tickets for Dueling Pianos.

Motion made by Helenthal, second by Dade to enter closed session to discuss Union Contract Negotiations under Iowa Code Section 20.17.3 where Negotiating sessions, strategy meetings of public employers, mediation, and the deliberative process of arbitrators shall be exempt from the provisions of chapter 21.

ROLL CALL VOTE: (9) AYES – O’Connor, Altheide, Payne, Dade, Helenthal, Andrews, Greenwald, Bryant and Dunek. (0) NAYS. Motion carried.

Entered closed session at 7:52 p.m.

Re-entered opened session at 7:58 p.m.

There being no further business, Mayor Richardson adjourned the meeting at 7:59 p.m.