

MINUTES
CITY COUNCIL MEETING
November 16, 2023
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on November 16, 2023, at 501 Main Street. Mayor Kathie Mahoney called the meeting to order at 5:30 p.m. There were eight council members present, two absent. Carissa Crenshaw, Tyler Walker, Roslyn Garcia (via phone) Shelley Oltmans, Steve Andrews, Dan Tillman, Roger Bryant, and Michael Greenwald were present. John Helenthal was absent. Staff in attendance: City Administrator Cole O'Donnell, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Community Development Director Pam Broomhall, Water Pollution Control Manager Tom Wills, Police Chief Zeth Baum, and Fire Chief Gabe Rose.

MAYOR'S CORRESPONDENCE: Informed of upcoming local events.

Motion made by Oltmans, second by Greenwald to approve the agenda, including the consent agenda. (8) AYES, (0) NAYS. Motion carried.

- Minutes of Special Council Meeting of October 26, 2023;
- Minutes of the Regular City Council meeting & Council Workshop of November 2, 2023;
- Cash Receipts & Treasurer's report for October 2023;
- **RESOLUTION NO. 335-2023: A RESOLUTION APPROVING AN URBAN REVITALIZATION TAX EXEMPTION FOR ROBERT & ROBIN KORSCHGEN, 728 FRANKLIN STREET, GARAGE;**
- Motion to pay bills and transfers listed in Register No.'s 5373-5375;

Mayor Mahoney opened the public hearing at 5:33 p.m. to consider the vacation & disposal of platted unimproved portion of H Street & the alley in Block 72, Mason's Lower Addition, City of Keokuk, Lee County Iowa. A public hearing notice was published in the Daily Gate City on November 8, 2023.

COMMENTS: Broomhall gave overview and requested to table the resolution as Water Works is not ready yet. Oltmans had one citizen who objected.

No further comments were received, Mayor Mahoney closed the public hearing at 5:35 p.m.

Motion made by Oltmans, second by Crenshaw to table the resolution. (8) AYES, (0) NAYS. Motion carried.

Mayor Mahoney opened the public hearing at 5:36 p.m. on the status of funded activities for the City of Keokuk, Comprehensive Neighborhood Revitalization Planning Grant. A public hearing notice was published in the Daily Gate City on November 8, 2023.

COMMENTS: Sara Hecox from SEIRPC presented details of grant. Keokuk received a Comprehensive Neighborhood Revitalization Planning Grant. City procured for consultant to produce a Neighborhood Plan and contract was awarded to MSA. Total grant is \$25,000 and local match is \$3,750, \$23,000 for comprehensive plan, \$2,000 for general admin. One draw of \$1,105 in admin had been submitted, MSA has not requested partial payment, No changes have been made to the grant, Plans must be uploaded by November 30, 2023, IEDA will select 2-3 communities for final award, Neighborhood Revitalization Grant is up to \$1,750,000, 15% local match.

No further comments were received, Mayor Mahoney closed the public hearing at 5:38 p.m.

MSA Community Development Specialist Tara Walters presented details of plan for revitalization grant; should it be approved and awarded.

Mayor Mahoney opened the public hearing at 6:03 p.m. on the disposal of excess property at 1901 Main Street. A public hearing notice was published in the Daily Gate City on November 8, 2023.

COMMENTS: Jerry Palmer informed of plans for the property, should council approve the purchase. Mayor Mahoney had inquiry regarding availability of property if council did not approve purchase.

No further comments were received, Mayor Mahoney closed the public hearing at 6:05 p.m.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 336-2023**: “A RESOLUTION DISPOSING OF MUNICIPALLY OWNED REAL PROPERTY LOCATED AT 1901 MAIN STREET, KEOKUK, IOWA, LEE COUNTY, IOWA.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Oltmans, second by Crenshaw to approve the initial reading of an Ordinance repealing Sections of Chapter 9.84 Weather Emergency.

Roll Call Vote: AYES – Crenshaw, Walker, Garcia, Oltmans, Andrews, Tillman, Bryant, and Greenwald. NAYS – 0, ABSENT – Helenthal. Motion carried.

Motion made by Tillman, second by Andrews to waive the second & third reading of the Ordinance.

Roll Call Vote: AYES – Crenshaw, Walker, Oltmans, Andrews, Tillman, Bryant, and Greenwald. NAYS – Garcia, ABSENT – Helenthal. Motion carried.

Motion made by Oltmans, second by Crenshaw to adopt & give final approval of **ORDINANCE NO. 2047**: Ordinance repealing Sections of Chapter 9.84 Weather Emergency.

Roll Call Vote: AYES – Crenshaw, Walker, Garcia, Oltmans, Andrews, Tillman, Bryant, and Greenwald. NAYS – 0, ABSENT – Helenthal. Motion carried.

Motion made by Oltmans to approve considering resolution approving Aquatic Center management agreement with the Hoerner YMCA. No second motion. After discussion a motion was made by Oltmans, second by Greenwald to table resolution. (8) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Crenshaw to approve the following proposed **RESOLUTION NO. 337-2023**: “A RESOLUTION SETTING A PUBLIC HEARING ON AMENDMENT TO THE FISCAL YEAR 2023-2024 ANNUAL BUDGET.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Walker to approve the following proposed **RESOLUTION NO. 338-2023**: “A RESOLUTION APPROVING SEVENTH MODIFICATION AGREEMENT TO CONVERTIBLE PROMISSORY NOTE AND PERSONAL GUARANTEE BETWEEN AMJET TURBINE SYSTEM, LLC AND LEE COUNTY ECONOMIC DEVELOPMENT GROUP, INC.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Oltmans, second by Crenshaw to approve the following proposed **RESOLUTION NO. 339-2023**: “A RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19. “ (7) AYES, (1) NAY – Walker. Motion carried.

Motion made by Tillman, second by Walker to approve the following proposed **RESOLUTION NO. 340-2023**: “A RESOLUTION APPROVING AGREEMENT FOR INTERIM CITY ADMINISTRATOR.” (6) AYES, (2) NAYS – Oltmans, and Greenwald. Motion carried.

After discussion, Oltmans motioned to table item, motion died due to lack of a second motion.

BOARDS & COMMISSIONS: Second notification to appoint Philip Caropreso to the Veterans Memorial Commission, fulfilling a 5-year term to expire 6/1/2027. Final notification to appoint Andrew Whitaker and re-appoint Amanda Rogers to the Rand Park Pavilion Commission, 5-year term to expire 10/22/2028. Final notification to re-appoint Janice Linder, Raeann Salter, Terry Twitchell, Jerry Herr to the Grand Theatre Commission, 3-year term to expire 11/5/2026. Motion made by Crenshaw, second by Tillman to approve only the final notifications for Rand Park and Grand Theatre. (8) AYES, (0) NAYS. Motion carried.

First notification for Lawrence Barrett to the Grand Theatre Commission, 3-year term to expire 11/5/2026.

Mayoral Appointment: Judy McDonald to the Keokuk Convention & Tourism, 3-year term to expire 12/31/2026. After discussion, Crenshaw has an issue with the mayoral appointment.

COUNCIL LIAISON REPORTS: Mayor reported on behalf of Historic Preservation.

STAFF REPORTS: Broomhall commented on Neighborhood Revitalization Plan. Informed deadline for submission is 11/30/23.

Motion by Oltmans, second by Crenshaw to reconsider item 8b Neighborhood Revitalization Plan by MSA Community Development Specialist,. (8) AYES, (0) NAYS. Motion carried. Motion made by Oltmans, second by Crenshaw to approve submission of application for Neighborhood Revitalization Plan (8b). (8) AYES, (0) NAYS. Motion carried.

Baum updated on Civil Service test date.

Motion made by Greenwald, second by Walker to enter into CLOSED SESSION at 6:46 p.m. Exempt strategy meeting to discuss collective bargaining issues pursuant to Iowa Code Chapter 20.17 (2023). (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Oltmans to enter regular session at 7:37 p.m. (8) AYES, (0) NAYS. Motion carried.

NEW BUSINESS: Personnel Committee to discuss how to proceed with finding a permanent City Administrator.

Motion made by Oltmans, second by Crenshaw to adjourn the meeting at 7:39 p.m. (8) AYES, (0) NAYS. Motion carried.