

**MINUTES**  
**CITY COUNCIL MEETING**  
**April 18, 2024**  
**501 Main Street**  
**5:30 P.M.**

The City Council of the City of Keokuk met in regular session on April 18, 2024, at 501 Main Street. Mayor Kathie Mahoney called the meeting to order at 5:30 p.m. There were seven council members present, two absent. Tyler Walker, Shelley Oltmans, Devon Dade, Steve Andrews, Dan Tillman, Roger Bryant, and Michael Greenwald were present. Carissa Crenshaw and Roslyn Garcia were absent. Staff in attendance: Interim City Administrator Dave Hinton, City Clerk Celeste El Anfaoui, Community Development Director Pam Broomhall, Public Works Director Brian Carroll, Police Chief Zeth Baum, Water Pollution Control Manager Tom Wills, Code Enforcement/Housing Casey Barnes and Bridge, Cemetery, Parks, and Sanitation Manager Bob Weis.

**MAYOR’S CORRESPONDENCE:** Updated on local events, hospital, and bid farewell to Councilperson Oltmans.

**CITIZEN’S REQUEST:** Erika Barrett expressed interest in vacant 1<sup>st</sup> Ward Council Seat and inquired about interview process.

Motion made by Tillman, second by Walker to approve the agenda, including the consent agenda. (7) AYES, (0) NAYS. Motion carried.

- Minutes of a Special City Council meeting of April 4, 2024, holding a public hearing for the Proposed Property Tax Levy.
- Minutes of the Regular City Council meeting of April 4, 2024;
- Cash Receipts & Treasurer’s Report for March 2024;
- **RESOLUTION NO. 54-2024:** Approving a Liquor License for Black Sails LLC, 1324 Main Street, Class C Retail Alcohol License with Outdoor Service – effective May 1, 2024;
- **RESOLUTION NO. 55-2024:** Approving a Liquor License for Hy-Vee Fast & Fresh, 3001 Main Street, Class B Retail Alcohol License – effective May 6, 2024;
- Approve Sidewalk Display Permits for 2024-2025;
- Approve Special Event Permit for Bubble Run, April 28, 2024 @ Rand Park; Flags Over Our Mississippi on Main Bridge, June 14, 2024; and Juneteenth, June 20-22, 2024, Parade on Main Street, 5k ending in Rand Park;
- Motion to pay bills and transfers listed in Register No.’s 5399-5401;

Mayor Mahoney opened the public hearing at 5:40 p.m. on the Fiscal Year 2024-2025 Annual Budget. A public hearing notice was published in the Daily Gate City on April 6, 2024.

Mayor Mahoney closed the public hearing at 5:40 p.m.

Motion made by Tillman, second by Bryant to approve the following proposed **RESOLUTION NO. 56-2024:** “A RESOLUTION APPROVING THE FISCAL YEAR 2024-2025 BUDGET.” (7) AYES, (0) NAYS. Motion carried.

Mayor Mahoney opened the public hearing at 5:41 p.m. proposing the sale of real estate at 1108 Franklin Street owned by the City of Keokuk. A public hearing notice was published in the Daily Gate City on April 10, 2024.

**COMMENTS:** Mayor Mahoney gave overview.

Mayor Mahoney closed the public hearing at 5:43 p.m.

Motion made by Walker, second by Andrews to approve the following proposed **RESOLUTION NO. 57-2024:** “A RESOLUTION DISPOSING OF MUNICIPALLY OWNED REAL PROPERTY LOCATED AT 1108 FRANKLIN STREET BY THE CITY OF KEOKUK, IOWA.” (7) AYES, (0) NAYS. Motion carried.

Mayor Mahoney opened the public hearing at 5:43 p.m. approving the Comprehensive Neighborhood Revitalization Grant Application. A public hearing notice was published in the Daily Gate City on April 11, 2024.

**COMMENTS:** Sara Hecox from SEIRPC gave overview of grant.

**Need For The Activities Was Identified:**

The City of Keokuk needs revitalization of neighborhoods within the community. This revitalization will stabilize housing units in the neighborhood and improve the quality of life for citizens.

**How the Proposed Activity will be funded:**

Community Development Block Grant – Comprehensive Neighborhood Revitalization Grant through the Iowa Economic Development Authority. The City of Keokuk has a 15% local match or \$262,500.

**Date Application is Due:**

The CDBG application for Comprehensive Neighborhood Revitalization Grant is due May 14, 2024.

**Requested Amount of Federal Funds:**

City of Keokuk will request \$1,750,000 from the Iowa Economic Development Authority Community Development Block Grant – Comprehensive Neighborhood Revitalization Grant.

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

The grant funds will benefit the Low-and Moderate-Income persons in the area where the project is located. The US Census Data for the City of Keokuk indicates that 61.9% of the community is LMI. Housing projects will benefit households at or below 80% of the MFI for Lee County.

**Where the Activity will be conducted:**

The project will take place in the community of Keokuk located in Des Moines County. The targeted neighborhood’s boundaries are 4<sup>th</sup> Street – 9<sup>th</sup> Street and Main Street – Franklin.

**Minimize Displacement of Persons:**

During construction of the 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 developer, Sky and Sea Properties, plans on developing 7 units. Four 2-bedroom units and three 1-bedroom units are planned for the upper floors. These will be rented to LMI tenants for the 5-year affordability period.

The Comprehensive Neighborhood Revitalization Grant is to implement the plan that MSA provided the City of Keokuk in November 2023. The activities that will be included in the grant are; parks and recreation, pedestrian walkways, housing rehab, and street improvements.

Sara Hecox also discussed the Housing Needs Assessment with the council.

Mayor Mahoney closed the public hearing at 5:57 p.m.

Motion made by Oltmans, second by Greenwald to approve the following proposed **RESOLUTION NO. 58-2024**: “A RESOLUTION APPROVING APPLICATION FOR A COMPREHENSIVE NEIGHBORHOOD REVITALIZATION GRANT FROM THE IOWA ECONOMIC DEVELOPMENT AUTHORITY, COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR A PROJECT LOCATED AT 4<sup>TH</sup> STREET-9<sup>TH</sup> STREET AND MAIN STREET-FRANKLIN STREET.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 59-2024**: “A RESOLUTION ELIMINATING THE ACCOUNTS PAYABLE POSITION AT CITY HALL.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Walker to approve filling the 1<sup>st</sup> At Large Council Person seat by appointment. (7) AYES, (0) NAYS. Motion carried.

**STAFF REPORTS:** Carroll informed that cemetery tune up at Oakland Cemetery has been postponed a week due to rain and gave trail update; Baum updated on legislation regarding traffic enforcement.

**NEW BUSINESS:** Oltmans bid farewell to the community and updated on KEDC and Keokuk Neighborhood initiative.

Motion made by Dade, second by Walker to adjourn the meeting at 6:04 p.m.