

**AGENDA**  
**COUNCIL WORKSHOP**  
**August 16, 2018**  
**5:30 P.M.**

- (1) Review council meeting agenda.
- (2) Discussion on modifications to the Fireworks Ordinance.
- (3) Discussion on Community Event funding request.



TO: Mayor and City Council  
FROM: Cole S. O'Donnell  
DATE: August 13, 2018  
RE: Modifications to the Fireworks Ordinance

Our current ordinance allows fireworks to be set off from June 1, to July 8, and December 10, to January 1. Hours are limited to 9:00 AM to 10:00 PM except December 31 is extended to 12:00 Midnight and January 1, is 12:00-12:30 AM. These days are in accordance with State Statutes. Staff has been requested to bring the matter of days of discharge up for discussion due to complaints on the number of days it is allowed.

This is not unique to Keokuk. In Scott County, all cities and the unincorporated areas only allow fireworks to be set off July 3<sup>rd</sup>, July 4<sup>th</sup>, and December 31<sup>st</sup>/January 1<sup>st</sup>. These adjustments were a result of complaints regarding the discharge of fireworks. After the new fireworks laws were passed in 2017, Bettendorf alone saw a 17% increase in complaints over 2016.

Chief Hinton reports that the Police Department received 54 specific fireworks complaints this year and 50 additional noise complaints, some of which could have been due to fireworks. When asked about shortening the timeframe, Chief Hinton indicated that if a modified schedule is desired that he would prefer no longer than a week preceding and including the Fourth of July and only December 31<sup>st</sup>/January 1<sup>st</sup>.

We can restrict the use of fireworks to fewer days than allowed by the State. If so desired, we could ban the use. Staff would recommend a limit of 2-7 days preceding and including July 4<sup>th</sup>, and a limit of December 31<sup>st</sup> and January 1<sup>st</sup> with all hours as now permitted.

**Cole S. O'Donnell**  
**City Administrator**  
**415 Blondeau St**  
**Keokuk, IA 52632**

**Policy:** Community Event Funding Requests

**Purpose:** The policy provides guidelines for the City Council of Keokuk, IA to fund discretionary and non-discretionary request for community sponsored events and programs.

**Background:** The City of Keokuk primarily uses hotel/motel tax receipts to fund various tourism and community betterment programs. Request for funding are received during the annual budget process, though, at certain times, additional special requests have been received outside of the budget process.

While hotel/motel taxes are a stable revenue source, the amount of revenues are limited and not expanding. Annual funding requests have remained level for several years. The City Council has budgeted additional hotel/motel taxes for discretionary requests.

**Definitions:** Annual Budget- The operational budget of the City of Keokuk beginning on July 1, and ending on June 30<sup>th</sup>.

Community Event- An event sponsored by a community organization, service club, or not for profit organization where the event is meant to raise funds for community projects, support of the organization, or specific cause and is not for personal or business profit.

Community Organization- A group or association of people that plan and execute activities at the local level to bring about a desired improvement in the social well being of individuals, groups, and neighborhoods.

Discretionary Funds- Funds allocated as part of the annual budget process that are not designated for specific purpose.

Non-Discretionary Funds- Funds allocated as part of the annual budget process that are designated for a specific purpose.

Not for Profit- An organization recognized under Chapter 501-C of the United States Tax Code.

Service Club- An association of business or professional people with the aims of promoting community welfare and goodwill.

#### **SECTION 1: Non-Discretionary Funding Requests**

- A.** The City shall consider annually funding request from local community, not for profit, and service club organizations. These funding requests are due, in writing, annually to the city administrator, by December 1, for consideration in the upcoming budget. Requests should include amounts requested, planned usage of the funds, and a budget. Funding of requests will be limited by availability of Hotel/Motel Tax receipts and all requests may be adjusted to meet revenue projections and strategic goals of the council.

#### **SECTION 2: Discretionary Funding Requests**

- A. The City shall consider funding requests for specific community events or projects outside of the annual budgeting process. Requests must be made in writing to the city administrator at least thirty (30) days prior to the event. The requests must include amount requested, use of funds, and purpose of event/project.
- B. Organizations may only request funds for a specific event or project one time. Requests for the same event or project in any future year will not be considered.
- C. The Council may fund any request up to \$2,500 (two thousand five hundred dollars) provided that sufficient discretionary funds have been allocated and approved as part of the annual budget. Any request may be denied in whole or in part based on merit, need, and funds.

**AGENDA**  
**CITY COUNCIL MEETING**  
**August 16, 2018**  
**6:30 P.M.**

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Mayor's Correspondence:
5. Citizen's Request.
6. Consent Agenda.
  - Minutes of the regular City Council meeting of August 2, 2018;
  - Receive Council Reports;
  - Resolution approving a Liquor License for Hy-Vee Gas, 3001 Main Street, effective August 17, 2018 – Class B Native Wine Permit;
  - Resolution approving a Liquor License for Kayvan's Sports Bar & Grill, 18 South 5<sup>th</sup> Street, effective August 20, 2018 – Class C Liquor License with Sunday Sales (pending dram);
  - Resolution approving a Liquor License for Meyers Courtyard, 629 Blondeau, effective August 27, 2018 – Class C Liquor License;
  - Resolution approving a Liquor License for West K Mart, 707 Palean Street, effective September 1, 2018 – Class E Liquor License with Sunday Sales (pending fire inspection);
  - Appointment of Robert Tillow to the Keokuk Housing Authority, term to expire September 5, 2020;
  - Re-appoint Risa Langedal to the Keokuk Housing Authority, term to expire September 5, 2020;
  - Appointment of Phil Caropreso to the Keokuk Public Library Board, term to expire July 1, 2024;
  - Appointment of Chad Campbell to the Civil Service Commission, fulfilling the term of Pat Hogan, term to expire April 1, 2020;
  - Appointment of Terry Altheide to the Veterans Memorial Commission, term to expire June 1, 2023;
  - Motion to pay the bills and transfers listed within Register No.'s 5015-5017;
7. (a) Public hearing for disposal of City owned property located at 722 N. 9<sup>th</sup> Street. There was a public notice published August 6<sup>th</sup>, 2018  
  
(b) Consider a resolution disposing of City owned property located at 722 N. 9<sup>th</sup> Street.
8. Consider resolution setting a date and time for receipt of bids on asbestos removal at 629 Main Street.
9. Consider resolution granting a utility easement to Iowa Communications Network.
10. Motion to approve additional funding from Hotel/Motel tax to Main Street Keokuk, Inc. and Rand Park Pavilion Committee.

11. Motion to approve a request from Lake Cooper Foundation for \$ 5,000.00 to support the Big Dam Street Festival.
12. Committee Reports (Reports from council representatives).
13. Staff Reports:
14. New Business:
15. Adjourn meeting.

**MINUTES**  
**CITY COUNCIL MEETING**  
**August 2, 2018**  
**6:30 P.M.**

The City Council of the City of Keokuk met in regular session on August 2, 2018 at 6:30 p.m. in the City Council Chambers, 415 Blondeau Street. Mayor Thomas L. Richardson, called the meeting to order. There were five council members present, four absent. Ron Payne, Devon Dade, John Helenthal, Larry Mortimer and Michael Greenwald were present. Mike O'Connor, Mike Moore, Roger Bryant and Susan Dunek were absent. Staff in attendance: City Administrator Cole O'Donnell, City Clerk Jean Ludwig, Public Works Director Mark Boussetot, Police Chief Dave Hinton, and Fire Chief Gabe Rose.

**MAYOR'S CORRESPONDENCE:** The Mayor complimented City crews for their quick and continuing response to the storm damage from July 19, 2018.

Motion made by Payne, Second by Helenthal to approve the agenda, including the consent agenda. (5) AYES, (0) NAYS. Motion carried.

- Minutes of the regular City Council meeting of July 19, 2018;
- Minutes of the Safety Committee meeting of July 24, 2018;
- Receive Council Reports;
- **RESOLUTION NO. 112-18:** Approving a Liquor License for MOD Convenience Store, 3345 Main Street, effective August 3, 2018 – Class B Native Wine Permit;
- **RESOLUTION NO. 113-18:** Approving a Urban Revitalization Tax Exemption for the following homeowners:
  - James Neff, 1915 Palean Street, 30'x48' detached garage,
  - Randy & Nancy Derr, 1856 Hilton Road, single family dwelling;
- Motion to pay the bills and transfers listed within Register No.'s 5012-5014;

Motion made by Helenthal, Second by Payne to approve the following proposed **RESOLUTION NO. 114-18:** "A RESOLUTION TO AWARD A CONTRACT FOR LABORATORY TESTING OF ROCK CORES." (5) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Payne to approve the following proposed **RESOLUTION NO. 115-18:** "A RESOLUTION SETTING A DATE AND TIME FOR A BID OPENING AND PUBLIC HEARING ON THE SOAP CREEK LIFT STATION MODIFICATIONS PROJECT." (5) AYES, (0) NAYS. Motion carried.

Motion made by Payne, Second by Mortimer to approve the following proposed **RESOLUTION NO. 116-18:** “A RESOLUTION NAMING COLE O’DONNELL AS PROXY TO ICAP.” (5) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Dade to approve Wastewater Treatment Personnel request. (5) AYES, (0) NAYS. Motion carried.

Motion made by Payne, Second by Mortimer to approve the following proposed **RESOLUTION NO. 117-18:** “A RESOLUTION SETTING A DATE AND TIME FOR A BID OPENING AND PUBLIC HEARING ON THE SANITARY SEWER REHABILITATION – CIPP LINING PROJECT.” (5) AYES, (0) NAYS. Motion carried.

Motion made by Payne, Second by Greenwald to approve a request to waive building permit fee for a family in need. (5) AYES, (0) NAYS. Motion carried.

Motion to adjourn the meeting made by Helenthal, Second by Dade. (5) AYES, (0) NAYS. Motion carried. Meeting adjourned at 6:37 p.m.



**BUDGET REPORT**  
**CALENDAR 8/2018, FISCAL 2/2019**

**PCT OF FISCAL YTD 16.6%**

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE ADMINISTRATION TOTAL	1,664,723.00	52,008.69	133,434.87	8.02	1,531,288.13
	POLICE UNION TOTAL	1,190,950.00	40,866.93	132,422.10	11.12	1,058,527.90
	POLICE COMMUNICATIONS TOTAL	57,790.00	2,160.21	6,640.14	11.49	51,149.86
	POLICE RECORDS TOTAL	118,819.00	3,947.06	12,069.09	10.16	106,749.91
	LEE CO NAR TASK FORCE TOTAL	92,921.00	361.78	982.32	1.06	91,938.68
	GTSB SAFETY GRANT TOTAL	2,550.00	.00	.00	.00	2,550.00
	COPS IN SCHOOLS TOTAL	.00	.00	.00	.00	.00
	FLOOD CONTROL TOTAL	18,000.00	75.25	5,203.03	28.91	12,796.97
	FIRE ADMINISTRATION TOTAL	613,439.00	19,027.04	59,294.01	9.67	554,144.99
	FIRE PROTECTION TOTAL	1,386,319.00	56,349.10	167,962.88	12.12	1,218,356.12
	EMERGENCY CORP TOTAL	6,600.00	.00	247.79	3.75	6,352.21
	FIRE EQUIPMENT RESERVE TOTAL	.00	.00	.00	.00	.00
	FIRE TRAINING GRANT TOTAL	.00	.00	.00	.00	.00
	EMERGENCY CORP TOTAL	.00	.00	.00	.00	.00
	HOUSING TOTAL	323,317.00	8,573.79	18,841.39	5.83	304,475.61
	ANIMAL CONTROL TOTAL	130,065.00	6,600.43	14,667.59	11.28	115,397.41
	<b>PUBLIC SAFETY TOTAL</b>	<b>5,605,493.00</b>	<b>189,970.28</b>	<b>551,765.21</b>	<b>9.84</b>	<b>5,053,727.79</b>
	STREETS/ROADWAYS TOTAL	.00	.00	1,753.20	.00	1,753.20-
	ROADWAY MAINTENANCE/RUT TOTAL	685,079.00	31,878.88	90,710.63	13.24	594,368.37
	STREET LIGHTING TOTAL	207,000.00	201.96	13,244.52	6.40	193,755.48
	TRAFFIC LIGHTS TOTAL	50,000.00	716.76	2,036.42	4.07	47,963.58
	SNOW REMOVAL TOTAL	91,735.00	.00	1,733.03	1.89	90,001.97
	STREET CLEANING TOTAL	39,885.00	.00	1,498.89	3.76	38,386.11
	AIRPORT TOTAL	131,200.00	6,192.11	6,998.67	5.33	124,201.33
	BULK FUEL TOTAL	89,000.00	12,716.36	12,756.48	14.33	76,243.52
	VEHICLE MAINTENANCE TOTAL	247,087.00	8,576.84	26,744.79	10.82	220,342.21
	GENERAL MAINTENANCE TOTAL	.00	.00	.00	.00	.00
	PUBLIC WORKS EQUIP RES TOTAL	.00	.00	.00	.00	.00
	<b>PUBLIC WORKS TOTAL</b>	<b>1,540,986.00</b>	<b>60,282.91</b>	<b>157,476.63</b>	<b>10.22</b>	<b>1,383,509.37</b>
	LIBRARY TOTAL	547,700.00	27,206.87	64,986.05	11.87	482,713.95
	LIBRARY COUNTY TOTAL	10,817.00	.00	.00	.00	10,817.00
	LIBRARY GRANTS TOTAL	.00	.00	.00	.00	.00
	LIBRARY TRUST FUND TOTAL	.00	222.59	222.59	.00	222.59-
	RIVER MUSEUM TOTAL	12,935.00	1,309.01	3,657.99	28.28	9,277.01
	GRAND THEATRE TOTAL	84,100.00	4,913.74	7,478.04	8.89	76,621.96
	GRAND THEATRE RESERVE TOTAL	.00	.00	.00	.00	.00
	UNION DEPOT TOTAL	.00	211.94	437.36	.00	437.36-
	HISTORIC PRESERVATION COM TOTA	.00	.00	.00	.00	.00
	PARKS TOTAL	287,937.00	19,248.55	50,929.62	17.69	237,007.38
	MARY E TOLMIE FUND TOTAL	.00	.00	.00	.00	.00
	PARK MAINT & IMPROV RESER TOTA	.00	.00	.00	.00	.00
	JOYCE PARK TOTAL	.00	.00	.00	.00	.00
	SWIMMING POOL TOTAL	135,179.00	14,064.63	53,244.18	39.39	81,934.82
	RED CROSS TOTAL	.00	.00	.00	.00	.00
	SWIMMING POOL RESERVE TOTAL	.00	.00	.00	.00	.00

**BUDGET REPORT**  
**CALENDAR 8/2018, FISCAL 2/2019**

**PCT OF FISCAL YTD 16.6%**

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	CEMETERY TOTAL	254,326.00	8,088.01	27,141.29	10.67	227,184.71
	PERPETUAL CARE TOTAL	.00	.00	.00	.00	.00
	HOTEL/MOTEL TAX TOTAL	210,000.00	.00	60,350.00	28.74	149,650.00
	<b>CULTURE &amp; RECREATION TOTAL</b>	<b>1,542,994.00</b>	<b>75,265.34</b>	<b>268,447.12</b>	<b>17.40</b>	<b>1,274,546.88</b>
	RBEG GRANT TOTAL	.00	.00	.00	.00	.00
	HOUSING & URBAN RENEWAL TOTAL	.00	404.25	6,718.57	.00	6,718.57-
	GENERAL ECONOMIC DEVELOP TOTA	.00	3,585.00	63,585.00	.00	63,585.00-
	LHAP GRANT TOTAL	.00	.00	.00	.00	.00
	TARGETED JOBS TAX CREDIT TOTA	.00	86,714.43	93,070.51	.00	93,070.51-
	IFA PROJECT-BASED HOUSING TOTA	.00	.00	.00	.00	.00
	LOW & MODERATE INCOME TOTAL	.00	.00	.00	.00	.00
	BUILDING/ZONING TOTAL	133,159.00	13,048.27	22,302.19	16.75	110,856.81
	FERRO-SIL BUILDING TOTAL	5,000.00	6,104.11	6,392.99	127.86	1,392.99-
	<b>COMMUNITY &amp; ECONOMIC DEV TOTA</b>	<b>138,159.00</b>	<b>109,856.06</b>	<b>192,069.26</b>	<b>139.02</b>	<b>53,910.26-</b>
	MAYOR, COUNCIL, CLERK ADM TOTA	552,429.00	20,571.81	62,557.51	11.32	489,871.49
	DATA PROCESSING TOTAL	.00	111.71	915.08	.00	915.08-
	PUBLIC WORKS ADMINISTRA TOTAL	328,620.00	11,844.66	37,120.73	11.30	291,499.27
	CONTINGENCY TOTAL	.00	.00	.00	.00	.00
	ELECTIONS TOTAL	.00	.00	.00	.00	.00
	CITY ATTORNEY TOTAL	75,000.00	5,470.62	25,503.47	34.00	49,496.53
	MUNICIPAL BUILDING TOTAL	34,700.00	7,251.92	11,156.52	32.15	23,543.48
	GENERAL INSURANCE TOTAL	140,000.00	.00	3,750.00	2.68	136,250.00
	10% SALES TAX/HUMAN DEVEL TOTA	.00	.00	.00	.00	.00
	PUBLIC SERVICE TV TOTAL	1,654.00	.00	4.00	.24	1,650.00
	<b>GENERAL GOVERNMENT TOTAL</b>	<b>1,132,403.00</b>	<b>45,250.72</b>	<b>141,007.31</b>	<b>12.45</b>	<b>991,395.69</b>
	DEBT SERV/2016B TOTAL	407,440.00	.00	.00	.00	407,440.00
	DEBT SERVICE TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICE-2009A SEWER TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE-13D Grand Av TOTA	266,100.00	.00	.00	.00	266,100.00
	DEBT SERVICE -12 GO BONDS TOTA	99,273.00	.00	.00	.00	99,273.00
	DEBT SERVICE-2013B Refi06 TOTA	251,335.00	.00	.00	.00	251,335.00
	DEBT SERVICE-HAMPTON INN TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE-2013A Fire E TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE-09 GO BONDS TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE-2013C Aquati TOTA	282,875.00	.00	.00	.00	282,875.00
	DEBT SERV/2009D/2010 TOTAL	.00	.00	.00	.00	.00
	DEBT SERV/2016A TOTAL	296,223.00	.00	.00	.00	296,223.00
	Floodwall TIF TOTAL	.00	.00	.00	.00	.00
	River Hills TIF TOTAL	.00	.00	.00	.00	.00
	KEO SENIOR HOUSING TIF TOTAL	.00	.00	.00	.00	.00
	TWIN RIVERS TIF TOTAL	.00	.00	.00	.00	.00
	HAMPTON INN TIF TOTAL	.00	.00	.00	.00	.00

**BUDGET REPORT**  
**CALENDAR 8/2018, FISCAL 2/2019**

**PCT OF FISCAL YTD 16.6%**

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	DOWNTOWN URBAN RENEW TIF TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	1,603,246.00	.00	.00	.00	1,603,246.00
	FLOODWALL REPAIR PROJECT TOTA	.00	.00	.00	.00	.00
	RIVERFRONT BARGE PROJECT TOTA	2,400,000.00	35,489.02	113,683.74	4.74	2,286,316.26
	02 SIDEWALK PROGRAM TOTAL	.00	.00	3,101.88	.00	3,101.88-
	04 CURB & GUTTER TOTAL	.00	.00	.00	.00	.00
	03 ACCESS IMPROV/ADA TOTAL	.00	.00	.00	.00	.00
	GRAND AVE STREET PROJECT TOTA	.00	.00	.00	.00	.00
	12 YEAR STREET PROGRAM TOTAL	.00	11,507.39	34,665.13	.00	34,665.13-
	TOTAL	.00	.00	.00	.00	.00
	AIRPORT REHAB TOTAL	.00	.00	.00	.00	.00
	AIRPORT-FFA #18 RUNWAY TOTAL	.00	.00	.00	.00	.00
	AIRPORT-RUNWAY GRANT #17 TOTA	.00	.00	.00	.00	.00
	AIRPORT-FAA GRANT AIP#19 TOTA	.00	528.88	1,252.30	.00	1,252.30-
	CAP PROJECT-MISSOURI AVE TOTA	.00	.00	.00	.00	.00
	CAP PROJ-RAND PARK BLUFF TOTA	.00	.00	.00	.00	.00
	RIVER MUSEUM PROJECT TOTAL	.00	.00	.00	.00	.00
	CEMETERY STREE PROJECT TOTAL	.00	.00	.00	.00	.00
	AQUATIC CENTER TOTAL	77,500.00	.00	.00	.00	77,500.00
	CAPITAL PROJECTS TOTAL	2,477,500.00	47,525.29	152,703.05	6.16	2,324,796.95
	WPC MAINTENANCE & OPERATI TOTA	3,797,504.00	128,379.00	244,307.22	6.43	3,553,196.78
	INDUSTRIAL PRETREATMENT TOTAL	.00	.00	.00	.00	.00
	SANITARY SEWER MAINTENANC TOTA	1,652,741.00	26,972.48	79,706.33	4.82	1,573,034.67
	CAP PROJ-LIFT STATIONS TOTAL	.00	43,520.66	43,520.66	.00	43,520.66-
	STORM SEWER SEPARATION TOTAL	14,000,000.00	502,202.05	626,483.54	4.47	13,373,516.46
	GRIT BASIN PROJECT TOTAL	.00	.00	.00	.00	.00
	REFUSE COLLECTION TOTAL	1,052,417.00	27,780.80	81,327.46	7.73	971,089.54
	LEACHATE CONTROL TOTAL	55,000.00	2,675.00	6,339.87	11.53	48,660.13
	MUNICIPAL BRIDGE TOTAL	516,974.00	17,545.55	44,659.69	8.64	472,314.31
	CAP EQUIP/RESV-MUN BRIDGE TOTA	70,000.00	.00	.00	.00	70,000.00
	REGIONAL TRANSIT TOTAL	.00	.00	2,125.00	.00	2,125.00-
	ENTERPRISE FUNDS TOTAL	21,144,636.00	749,075.54	1,128,469.77	5.34	20,016,166.23
	TOTAL	.00	.00	.00	.00	.00
	TRANSFERS TOTAL	6,337,916.00	.00	.00	.00	6,337,916.00
	TRANSFER TOTAL	.00	.00	.00	.00	.00
	NON-PROGRAM GENERAL REV TOTAL	.00	256.64	48,601.46	.00	48,601.46-
	TRANSFER OUT TOTAL	6,337,916.00	256.64	48,601.46	.77	6,289,314.54
	TOTAL ALL FUNCTIONS	41,523,333.00	1,277,482.78	2,640,539.81	6.36	38,882,793.19

**BUDGET REPORT**  
**CALENDAR 8/2018, FISCAL 2/2019**

**PCT OF FISCAL YTD 16.6%**

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	8,885,049.00	348,416.36	1,023,096.63	11.51	7,861,952.37
	ROAD USE TAX TOTAL	1,063,786.00	40,455.72	120,687.34	11.35	943,098.66
	EMPLOYEE BENEFITS TOTAL	2,003,000.00	.00	.00	.00	2,003,000.00
	EMERGENCY TAX LEVY FUND TOTAL	85,000.00	.00	.00	.00	85,000.00
	SALES TAX - HUMAN DEV TOTAL	160,000.00	.00	.00	.00	160,000.00
	SALES TAX - INFRASTRUCTUR TOTA	200,000.00	.00	.00	.00	200,000.00
	50% SALES TAX-PROP TAX RE TOTA	770,000.00	.00	.00	.00	770,000.00
	TAX INCREMENT FINANCING TOTAL	1,269,916.00	.00	.00	.00	1,269,916.00
	ECONOMIC DEVELOPMENT TOTAL	.00	90,703.68	163,374.08	.00	163,374.08-
	SWIM POOL RESERVE TOTAL	.00	.00	.00	.00	.00
	GRAND THEATRE RESERVE TOTAL	.00	.00	.00	.00	.00
	MARY E TOLMIE FUND TOTAL	.00	.00	.00	.00	.00
	PARK MAINT & IMPROV RESER TOTA	.00	.00	.00	.00	.00
	LIBRARY TRUST FUNDS TOTAL	11,200.00	1,049.55	3,607.48	32.21	7,592.52
	PUBLIC WORKS EQUIP RESERV TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	1,603,246.00	.00	.00	.00	1,603,246.00
	CAPITAL PROJECTS TOTAL	77,500.00	12,036.27	39,019.31	50.35	38,480.69

**BUDGET REPORT**  
**CALENDAR 8/2018, FISCAL 2/2019**

**PCT OF FISCAL YTD 16.6%**

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	RIVERFRONT BARGE PROJECT TOTA	.00	.00	2,234.71	.00	2,234.71-
	ROQUETTE BUILDING TOTAL	2,400,000.00	35,489.02	111,449.03	4.64	2,288,550.97
	NON-EXPENDABLE TRUST FUND TOTA	.00	.00	.00	.00	.00
	WPC MAINT & OPERATION TOTAL	5,142,245.00	127,353.96	296,016.03	5.76	4,846,228.97
	WATER POL CONTROL RESERVE TOTA	44,000.00	.00	.00	.00	44,000.00
	SEWER MAINTENANCE RESERVE TOTA	.00	.00	.00	.00	.00
	WATER POL CONTR CAP PROJ TOTA	.00	.00	.00	.00	.00
	SEWER IMPROVEMENT RESERVE TOTA	14,714,000.00	573,720.23	698,001.72	4.74	14,015,998.28
	CDBG SWR POINT REPAIR PRJ TOTA	1,400,000.00	.00	.00	.00	1,400,000.00
	SOLID WASTE FUND TOTAL	1,107,417.00	30,455.80	87,667.33	7.92	1,019,749.67
	SOL WAS EQUIP REPLACE RES TOTA	.00	.00	.00	.00	.00
	CAP PROJ-REMEDIAL ACTION TOTA	.00	.00	.00	.00	.00
	MUNICIPAL BRIDGE TOTAL	586,974.00	17,545.55	46,784.69	7.97	540,189.31
	INTERNAL SERVICE FUND TOTAL	.00	256.64	48,601.46	.00	48,601.46-
	TOTAL EXPENSES BY FUND	===== 41,523,333.00 =====	===== 1,277,482.78 =====	===== 2,640,539.81 =====	===== 6.36 =====	===== 38,882,793.19 =====

**REVENUE REPORT**  
**CALENDAR 8/2018, FISCAL 2/2019**

**PCT OF FISCAL YTD 16.6%**

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	8,297,475.00	36,768.33	222,918.85	2.69	8,074,556.15
	ROAD USE TAX TOTAL	1,350,000.00	.00	102,806.52	7.62	1,247,193.48
	EMPLOYEE BENEFITS TOTAL	2,184,133.00	.00	42,740.86	1.96	2,141,392.14
	EMERGENCY TAX LEVY FUND TOTAL	92,917.00	.00	1,981.16	2.13	90,935.84
	SALES TAX - HUMAN DEV TOTAL	160,000.00	.00	9,164.53	5.73	150,835.47
	SALES TAX - INFRASTRUCTUR TOTA	610,000.00	.00	36,658.13	6.01	573,341.87
	50% SALES TAX-PROP TAX RE TOTA	770,000.00	.00	45,822.67	5.95	724,177.33
	TAX INCREMENT FINANCING TOTAL	1,269,916.00	.00	.00	.00	1,269,916.00
	ECONOMIC DEVELOPMENT TOTAL	40,000.00	200.00	119,127.12	297.82	79,127.12-
	SWIM POOL RESERVE TOTAL	.00	.00	.00	.00	.00
	GRAND THEATRE RESERVE TOTAL	.00	.00	.00	.00	.00
	MARY E TOLMIE FUND TOTAL	.00	.00	.00	.00	.00
	PARK MAINT & IMPROV RESER TOTA	.00	100.00	5,612.50	.00	5,612.50-
	LIBRARY TRUST FUNDS TOTAL	12,000.00	2,050.00	7,381.34	61.51	4,618.66
	PUBLIC WORKS EQUIP RESERV TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	1,655,674.00	.00	14,836.62	.90	1,640,837.38
	CAPITAL PROJECTS TOTAL	1,300,000.00	.00	.00	.00	1,300,000.00

**REVENUE REPORT**  
**CALENDAR 8/2018, FISCAL 2/2019**

**PCT OF FISCAL YTD 16.6%**

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	RIVERFRONT BARGE PROJECT TOTA	.00	.00	.00	.00	.00
	ROQUETTE BUILDING TOTAL	1,100,000.00	.00	.00	.00	1,100,000.00
	NON-EXPENDABLE TRUST FUND TOTA	.00	.00	.00	.00	.00
	WPC MAINT & OPERATION TOTAL	4,788,300.00	191,916.44	548,750.67	11.46	4,239,549.33
	WATER POL CONTROL RESERVE TOTA	400.00	.00	.00	.00	400.00
	SEWER MAINTENANCE RESERVE TOTA	.00	.00	.00	.00	.00
	WATER POL CONTR CAP PROJ TOTA	.00	.00	.00	.00	.00
	SEWER IMPROVEMENT RESERVE TOTA	14,800,000.00	.00	.00	.00	14,800,000.00
	CDBG SWR POINT REPAIR PRJ TOTA	1,400,000.00	.00	.00	.00	1,400,000.00
	SOLID WASTE FUND TOTAL	785,600.00	63,736.88	130,526.91	16.61	655,073.09
	SOL WAS EQUIP REPLACE RES TOTA	.00	.00	.00	.00	.00
	CAP PROJ-REMEDIAL ACTION TOTA	.00	.00	.00	.00	.00
	MUNICIPAL BRIDGE TOTAL	370,000.00	.00	23,643.00	6.39	346,357.00
	INTERNAL SERVICE FUND TOTAL	.00	4,741.69	54,526.20	.00	54,526.20-
	TOTAL REVENUES	=====	=====	=====	=====	=====
		40,986,415.00	299,513.34	1,366,497.08	3.33	39,619,917.92
		=====	=====	=====	=====	=====

**TREASURER'S REPORT**  
**CALENDAR 8/2018, FISCAL 2/2019**

HOL FUND#	TITLE	LAST REPORT ON HAND	EXPENSES	REVENUE	BALANCE
001	GENERAL	19,785.23	348,416.36	36,768.33	247,395.96-
110	ROAD USE TAX	1,709,811.94	40,455.72	.00	1,674,833.66
112	EMPLOYEE BENEFITS	848,418.69	.00	.00	848,418.69
119	EMERGENCY TAX LEVY FUND	9,871.04	.00	.00	9,871.04
121	SALES TAX - HUMAN DEV	67,488.38	.00	.00	67,488.38
122	SALES TAX - INFRASTRUCT	102,972.28	.00	.00	102,972.28
123	50% SALES TAX-PROP TAX	214,528.74	.00	.00	214,528.74
125	TAX INCREMENT FINANCING	52,304.82	.00	.00	52,304.82
160	ECONOMIC DEVELOPMENT	21,006.30	90,703.68	200.00	69,497.38-
182	SWIM POOL RESERVE	1,070.00	.00	.00	1,070.00
183	GRAND THEATRE RESERVE	1,051.17	.00	.00	1,051.17
184	MARY E TOLMIE FUND	81,873.04	.00	.00	81,873.04
185	PARK MAINT & IMPROV RES	283,397.40	.00	100.00	283,497.40
186	LIBRARY TRUST FUNDS	56,385.04	1,049.55	2,050.00	57,385.49
187	PUBLIC WORKS EQUIP RESE	12,800.78	.00	.00	12,800.78
200	DEBT SERVICE	465,565.54	.00	.00	465,565.54
301	CAPITAL PROJECTS	759,934.63	12,036.27	.00	747,898.36
302	RIVERFRONT BARGE PROJEC	48,381.67	.00	.00	48,381.67
303	ROQUETTE BUILDING	72,684.13-	35,489.02	.00	108,173.15-
500	NON-EXPENDABLE TRUST FU	462,658.67	.00	.00	462,658.67
610	WPC MAINT & OPERATION	3,858,184.33	127,353.96	191,916.44	3,931,914.33
611	WATER POL CONTROL RESER	57,957.16	.00	.00	57,957.16
612	SEWER MAINTENANCE RESER	15,628.03	.00	.00	15,628.03
613	WATER POL CONTR CAP PRO	.00	.00	.00	.00
614	SEWER IMPROVEMENT RESER	60,539.18-	573,720.23	.00	634,259.41-
617	CDBG SWR POINT REPAIR P	5,108.00	.00	.00	5,108.00
670	SOLID WASTE FUND	63,516.18	30,455.80	63,736.88	100,619.11
671	SOL WAS EQUIP REPLACE R	.00	.00	.00	.00
672	CAP PROJ-REMEDIATION ACTIO	.00	.00	.00	.00
690	MUNICIPAL BRIDGE	3,034,361.51	17,545.55	.00	3,018,318.60
810	INTERNAL SERVICE FUND	4,992.92	256.64	4,741.69	9,477.97
Report Total		12,125,830.18	1,277,482.78	299,513.34	11,212,297.03



**RESOLUTION NO.**

**WHEREAS**, Application has been made by Hy-Vee, Inc. for a Class B Native Wine Permit for Hy-Vee Gas, 3001 Main Street; **AND**

**WHEREAS**, Iowa Code Chapter 123 and Section 4.16.030 of the Keokuk Municipal Code require that the City Council conduct a formal investigation into the good moral character of the applicant; **AND**

**WHEREAS**, such an investigation has been conducted.

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

**THAT**, Hy-Vee, Inc. has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class B Native Wine Permit for Hy-Vee Gas, 3001 Main Street, effective August 17, 2018, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 16<sup>th</sup> day of August, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
THOMAS L. RICHARDSON, MAYOR

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

**RESOLUTION NO.**

**WHEREAS**, Application has been made by Michael Kayvan, for a Class C Liquor License with Sunday Sales for Kayvan’s Sports Bar & Grill, 18 South 5<sup>th</sup> Street; **AND**

**WHEREAS**, Iowa Code Chapter 123 and Section 4.16.030 of the Keokuk Municipal Code require that the City Council conduct a formal investigation into the good moral character of the applicant; **AND**

**WHEREAS**, Such an investigation has been conducted.

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

**THAT**, Michael Kayvan has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Liquor License with Sunday Sales for Kayvan’s Sports Bar & Grill, 18 South 5<sup>th</sup> Street, effective August 20, 2018 be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 16<sup>th</sup> day of August, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
THOMAS L. RICHARDSON, MAYOR

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

**RESOLUTION NO.**

**WHEREAS**, Application has been made by Meyers Restaurant and Catering, for a Class C Liquor License for Meyers Courtyard, 629 Blondeau Street; **AND**

**WHEREAS**, Iowa Code Chapter 123 and Section 4.16.030 of the Keokuk Municipal Code require that the City Council conduct a formal investigation into the good moral character of the applicant; **AND**

**WHEREAS**, Such an investigation has been conducted.

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

**THAT**, Meyers Restaurant and Catering has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Liquor License for Meyers Courtyard, 629 Blondeau Street, effective August 27, 2018 be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 16<sup>th</sup> day of August, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
THOMAS L. RICHARDSON, MAYOR

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

**RESOLUTION NO.**

**WHEREAS**, Application has been made by West K Mart LLC, for a Class E Liquor License with Sunday Sales for West K Mart, 707 Palean Street; **AND**

**WHEREAS**, Iowa Code Chapter 123 and Section 4.16.030 of the Keokuk Municipal Code require that the City Council conduct a formal investigation into the good moral character of the applicant; **AND**

**WHEREAS**, Such an investigation has been conducted.

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

**THAT**, West K Mart LLC has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class E Liquor License with Sunday Sales for West K Mart, 707 Palean Street, effective September 1, 2018 be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 16<sup>th</sup> day of August, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
THOMAS L. RICHARDSON, MAYOR

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

PAYMENT OF THE FOLLOWING CLAIMS FOR THE CITY ARE APPROVED AND CLAIMS FOR THE LIBRARY AND AIRPORT ARE ACKNOWLEDGED FOR THE PURPOSE OF PAYING THE SEMI-MONTHLY BILLS FOR THE COUNCIL MEETING OF AUGUST 16, 2018.

**REGISTER NO. 5015**

AHLERS & COONEY, P.C.	PROFESSIONAL SERVICES	\$ 990.62
ALTORFER INC.	PARTS	\$ 505.70
GATE CITY PUBLISHING	PUBLICATIONS	\$ 1,122.56
KEOKUK TERMITE & PEST CONTROL	PEST CONTROL	\$ 100.00
GRAY QUARRIES, INC	ROADROCK	\$ 1,466.48
JIM BAIER, INC	PARTS	\$ 222.18
HARTRICK'S LUMBER	SUPPLIES	\$ 415.14
KEOKUK HOMESTORE	SUPPLIES	\$ 33.14
SHERWIN-WILLIAMS CO.	SUPPLIES/PAINT	\$ 299.36
J & S ELECTRONICS BUSINESS,INC	CONTRACT COVERAGE/MAINT	\$ 1,382.31
KONE INC.	REPLACE ELEVATOR/LABOR/MATERIAL	\$ 19,374.00
S. J. SMITH WELDING SUPPLY	TANK RENTAL	\$ 38.09
IDEAL READY MIX COMPANY, INC	SAND	\$ 157.03
KEYSTONE LABORATORIES, INC.	TEST SAMPLES	\$ 408.60
TASKE FORCE, INC.	TEMPORARY HELP	\$ 3,540.00
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$ 1,424.26
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$ 1,530.86
ALLIANT	ELECTRIC BILL	\$ 27,601.57
THE CARDBOARD BOX	UPS CHARGES	\$ 38.36
CENTURY LINK	SERVICE	\$ 327.70
PRINCIPAL LIFE GROUP	DISABILITY/ LIFE INS.	\$ 1,084.52
GREAT RIVER REGIONAL WASTE	INTEGRATED WASTE SERVICE	\$ 4,848.44
AIRGAS USA, LLC	PARTS/SUPPLIES	\$ 103.86
LEE COUNTY RECORDER/REGISTRAR	RECORDING FEES	\$ 394.00
MIDLAND SCIENTIFIC, INC	LAB SUPPLIES	\$ 2,957.94
MEYERS PLUMBING	MATERIAL/LABOR	\$ 3,246.91
PETTY CASH - FINANCE DEPT	PETTY CASH	\$ 197.41
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$ 3,321.23
RESERVE ACCOUNT	REFILL POSTAGE	\$ 500.00
KEOKUK CONTRACTORS, INC	LABOR/MATERIALS /EQUIPMENT	\$ 28,127.52
GOODYEAR AUTO SERVICE CENTER	TIRES	\$ 857.98
HUFFMAN MACHINE & WELDING, INC	SUPPLIES/PARTS	\$ 156.90
TREASURER STATE OF IOWA	WPC SALES TAX	\$ 2,389.00
ENDERLE HEATING & A/C COMPANY	LABOR/MATERIALS	\$ 192.40
W. L. MILLER COMPANY	PARTS	\$ 148.98
VEENSTRA & KIMM, INC.	ENGINEERING FEES	\$ 67,037.36
HILL PRINTING	REQUISITIONS	\$ 385.28
THE ATHLETIC CENTER L.L.C.	PARK SUPPLIES	\$ 20.00
FISHER SCIENTIFIC	LAB SUPPLIES-WPC	\$ 418.58
IOWA LEAGUE OF CITIES	CLERK CLASS	\$ 60.00
CONN COMMUNICATIONS, INC	ACCESSORIES	\$ 94.85

**REGISTER NO. 5016**

CONSOLIDATED MANAGEMENT	MEAL FEE POLICE TRAINING SCHOOL	\$ 2,587.80
SEIRPC	REVOLVING LOAN FUND FY18	\$ 3,585.00
PER MAR SECURITY SERVICES	SECURITY MONITORING	\$ 35.37
PATTERSON PLUMBING & HEATING	GRAND THEATER REPAIRS	\$ 72.00
NORTH CENTRAL LABORATORIES	LAB SUPPLIES	\$ 88.58
L & W QUARRIES	WASHED CHIPS	\$ 2,852.27
NIEMANN FOODS, INC./ACE	SUPPLIES	\$ 417.11
KAME GOOD NEIGHBOR PHARMACY	OFFICE SUPPLIES	\$ 86.04
FASTENAL COMPANY	PARTS/SUPPLIES	\$ 29.99
KOHL WHOLESALE	CONCESSION SUPPLIES FOR POOL	\$ 373.08
JAMES K. NEFF	LABOR/MATERIALS	\$ 987.71
POEPPING, STONE, BACH ASSOC.	ENGINEERING FEES	\$ 28,027.19
KEOKUK FARM & HOME SUPPLY	SUPPLIES	\$ 1,186.40
WISS & WISS EQUIPMENT INC.	PARTS	\$ 99.26
WAL-MART COMMUNITY/GECRB	LIBRARY SUPPLIES	\$ 135.52
JERRY'S LOCKSMITH	KEYS/LOCKS/SERVICE CALL	\$ 252.50
O'REILLY AUTOMOTIVE INC.	PARTS	\$ 1,142.82
HNTB CORPORATION	ENGINEERING FEES	\$ 528.88
SCHIMBERG CO.	PARTS	\$ 2,449.08
EMC NATIONAL LIFE COMPANY	INSURANCE PREMIUM	\$ 1,194.46
TRACES	LIBRARY PRESENTATION	\$ 350.00
MEDIACOM	INTERNET SERVICE	\$ 371.75
FBINAA-IOWA CHAPTER	FBINAA LUNCHEON	\$ 60.00
QUAD CITY SAFETY, INC.	SUPPLIES	\$ 455.43
SERVICEMASTER OF FT.MADISON	JANITORIAL SERVICE @ POLICE PD	\$ 429.92
JACOBSEN INC.	PARTS/FREIGHT	\$ 1,323.05
GARY L. PFEIFERLING	POLICE VEHICLE CLEANING	\$ 440.00
IMI EQUIPMENT, LLC	PARTS	\$ 1,247.77
KEOKUK EXHAUST	PARTS	\$ 40.00
LEXISNEXIS RISK SOLUTIONS	POLICE DEPT SERVICE	\$ 122.97
VISA	CARD SERVICES	\$ 86.27
QC ANALYTICAL SERVICES, LLC	TOTAL FECAL MPN	\$ 350.00
TERRACON CONSULTANTS, INC.	RAND PARK STORM SEWER	\$ 230,086.05
RAILROAD MANAGEMENT COMPANY	SEWER PIPELINE CROSSING RENT	\$ 214.01
MIDWEST JANITORIAL SERVICE, INC	JANITORIAL SERVICE @ LIBRARY	\$ 1,083.18
NSI LAB SOLUTIONS	LAB SUPPLIES	\$ 553.00
KEOKUK VETERINARY HOSPITAL	ANIMAL SERVICES	\$ 36.00
MID-IOWA SOLID WASTE EQUIPMENT	CREDIT MEMO	\$ (83.32)
TWO RIVERS VETERINARY CENTER	ANIMAL SERVICES	\$ 353.80
WEST CENTRAL FS INC.	BULK FUEL	\$ 20,520.20
KLINGNER & ASSOCIATES, P.C.	LANDFILL MONITORING	\$ 2,675.00
INTERSTATE BATTERIES OF	BATTERIES	\$ 344.85
VERIZON WIRELESS	CELLULAR SERVICE	\$ 660.20
DENISE ESTRADA	REIMBURSE MILEAGE FOR TRAINING	\$ 109.00
ACCO	POOL CHEMICALS	\$ 1,378.45

**REGISTER NO. 5017**

PEPSI COLA MEMPHIS BOTTLING CO	POP FOR POOL CONCESSIONS	\$	63.52
IDALS	ANIMAL WELFARE LICENSE RENEW	\$	150.00
IOWA LAW ENFORCEMENT ACADEMY	MMPI EVAL IA LAW ENFORCEMENT	\$	300.00
STEVE CELANIA	REIMBURSE DEPOT SUPPLIES	\$	54.20
CARL MORGAN	MOWING @ VARIOUS PROPERTIES	\$	525.00
LIBERTY UTILITIES MIDSTATES	SERVICE	\$	846.49
BERENS-TATE CONSULTING GROUP	ARBITRAGE SERVICES	\$	3,000.00
INTERSTATE BILLING SERVICE,INC	PARTS	\$	104.65
3E ELECTRICAL ENGINEERING &	GENERATOR INSPECTION/PARTS	\$	608.46
ARMSTRONG TRACTOR LLC	PARTS	\$	99.34
MENKE PROFESSIONAL AUTO PARTS	PARTS	\$	55.74
JIM DAVIDSON	MOWING @ VARIOUS PROPERTIES	\$	2,365.00
THACHER TREE CARE	TREE REMOVAL	\$	1,125.00
CINTAS CORPORATION #342	UNIFORM SERVICE	\$	1,426.98
RICOH USA, INC.	KEOKUK PUBLIC LIBRARY	\$	23.70
LEAF	LEASE AGREEMENT	\$	159.00
LIBRARY SUPPLY SOLUTIONS	SUPPLIES KEOKUK PUBLIC LIBRARY	\$	382.00
ICONNECTYOU	SERVICE	\$	250.00
QUINCY MEDICAL GROUP	MEDICAL SERVICES	\$	207.00
DANIELS, LONG & PINSEL, LLC	PROFESSIONAL SERVICES	\$	900.00
NORTHERN TOOL & EQUIPMENT	TOOLS	\$	79.20
RICOH USA, INC.	KEOKUK PUBLIC LIBRARY	\$	255.48
KRISTINA RUDD	MONTHLY CLEANING	\$	619.00
SHAUNNA BREED	LAWN MOWING SERVICES	\$	430.00
SWANK MOTION PICTURES INC	LIBRARY MOVIES	\$	350.00
MSE	PORTABLE TOILET RENTAL	\$	675.00
LED LIGHTING CREW	LABOR/MATERIALS	\$	288.18
COLE O'DONNELL	REIMBURSE MOVING EXPENSE	\$	365.00
JOSHUA MARROQUIN	CLOTHING ALLOWANCE	\$	900.00
MATT MURPHY	CLOTHING ALLOWANCE	\$	900.00

\$ 504,367.70



# COUNCIL ACTION FORM

Date: August 10, 2018

Presented By: Broomhall

Subject: Disposal of City owned property Agenda Item: \_\_\_\_\_

## Description:

Keokuk Neighbor Initiative has requested a vacant lot at 722 N. 9th Street for use as an infill lot to construct a single family home.

The Keokuk Neighborhood Initiative is a nonprofit organization that brings people and resources together to develop, preserve quality Keokuk neighborhoods, and increase the diversity and availability of housing in Keokuk, Iowa. The Keokuk Neighborhood Initiative is an innovative collaboration between the City of Keokuk, Keokuk Area Chamber of Commerce and Southeast Iowa Regional Planning Commission.

## FINANCIAL

Is this a budgeted item? YES  NO

Line Item #: \_\_\_\_\_ Title: \_\_\_\_\_

Amount Budgeted: \_\_\_\_\_

Actual Cost: \_\_\_\_\_

Under/Over: \_\_\_\_\_

Funding Sources:

\_\_\_\_\_  
\_\_\_\_\_

Departments:

\_\_\_\_\_  
\_\_\_\_\_

Is this item in the CIP? YES  NO  CIP Project Number: \_\_\_\_\_





**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION DISPOSING OF MUNICIPALLY OWNED REAL PROPERTY**

**WHEREAS**, Section 364.7, 403.12, and 362.3 of the Code of Iowa sets for the manner in which the City of Keokuk may dispose of an interest in real property; and

**WHEREAS**, The City of Keokuk is the present owner of certain real property, locally known as 722 N. 9<sup>th</sup> Street, located in the City of Keokuk, Lee County, Iowa, legally described as follows:

722 N. 9<sup>th</sup> Street – Leighton’s Addition, Lots eleven (11) and twelve (12),  
Block eleven (11). (Parcel ID 044521252540013)

**WHEREAS**, The City Council of the City of Keokuk hereby determines that this real property is no longer needed by the City nor for the use of the Public, and the City has received a proposal for the purchase and development of the property; and

**WHEREAS**, The City desires to have the property developed, and strict compliance with all applicable laws, in particular the provisions of Chapter 403 of the Code of Iowa, the City has adopted an Urban Renewal Plan establishing an “Urban Renewal Area” in which the property is situated; 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 reviewed the proposal by the Keokuk Neighborhood Initiative (“the Developer”) to dispose of the real property interest; and the City Council believes the proposed development interest to be fair and appropriate for the consideration proposed; and

**WHEREAS**, the City Council has determined that this proposal 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 proposal is in furtherance of appropriate economic development activities and objectives within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein; and

**WHEREAS**, public hearings have been held on this 16<sup>th</sup> day of August, 2018 after required notice for the purchase proposal of the real property pursuant to Section 364.7 of the Code of Iowa; and

**WHEREAS**, public hearings have been held on this 16<sup>th</sup> day of August, 2018 after required notice for the purchase proposal of the real property pursuant to Chapter 403 of the Code of Iowa;

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, LEE COUNTY, IOWA**

THAT the Mayor and Clerk are hereby duly authorized and directed to take any and all necessary steps to expeditiously transfer the Property, afore described, to the Keokuk Neighborhood Initiative for the proper economic development as proposed in the development proposal which heretofore a public hearing has been held and execute the development agreement associated with the development proposal from Keokuk Neighborhood Initiative.

Passed this 16<sup>th</sup> day of August, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
THOMAS L. RICHARDSON, MAYOR

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



# COUNCIL ACTION FORM

Date: August 13, 2018

Presented By: Broomhall

Subject: 629 Main - set time & place for receipt of bids Agenda Item: \_\_\_\_\_

## Description:

The City of Keokuk owns property located at 629 Main Street, that was obtained as a 657A, abandoned/unsafe building.

The portion of the foundation at the north side of the building has collapsed and either reconstruction of the foundation and wall of the building or demolition is inevitable. Asbestos testing is required for all renovation and demolition of structures and if the combined amounts of regulated material exceed a certain amount, asbestos must be removed for demolition projects and removed where it may be disturbed for renovations. Testing has been completed and lab results confirm there is a significant amount of regulated asbestos material in the building. Speculating that cost of removal could be costly, we will send out the asbestos lab results to seek bids on removal.

## FINANCIAL

Is this a budgeted item? YES  NO

Line Item #: \_\_\_\_\_ Title: \_\_\_\_\_

Amount Budgeted: \_\_\_\_\_

Actual Cost: \_\_\_\_\_

Under/Over: \_\_\_\_\_

Funding Sources:

\_\_\_\_\_  
\_\_\_\_\_

Departments:

Housing \_\_\_\_\_

\_\_\_\_\_

Is this item in the CIP? YES  NO  CIP Project Number: \_\_\_\_\_



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO SET THE DATE AND TIME FOR RECEIPT OF BIDS ON ASBESTOS REMOVAL AT 629 MAIN STREET.**

**WHEREAS**, the City of Keokuk owns property at 629 Main Street that will require extensive repair or demolition; and

**WHEREAS**, asbestos inspection and removal are required for all commercial building renovations and demolitions and the inspection has been completed verifying significant amounts of asbestos in the building that is required to be removed;

**NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA**, that Thursday, August 23, 2018 at 3:00 p.m. be set as a date and time to receive bids for the 629 Main Street – Asbestos Removal Project.

Passed this 16<sup>TH</sup> day of August, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
THOMAS L. RICHARDSON, MAYOR

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



# COUNCIL ACTION FORM

Date: August 13, 2018

Presented By: Bousselot /Broomhall

Subject: Utility Easement - INC/ Great Agenda Item: \_\_\_\_\_

## Description:

A few month ago staff spoke with council about a utility easement for Iowa Communications Network to run fiber optic communication lines to the new medical facility, Great River Health Systems at 3285 Main Street. City Council determined that they had no issues with the request and advised staff to take action. ICN submitted an easement document that need signed by the Mayor, but requires, Council review and approval.

## FINANCIAL

Is this a budgeted item? YES  NO

Line Item #: \_\_\_\_\_ Title: \_\_\_\_\_

Amount Budgeted: \_\_\_\_\_

Actual Cost: \_\_\_\_\_

Under/Over: \_\_\_\_\_

Funding Sources:

\_\_\_\_\_  
\_\_\_\_\_

Departments:

\_\_\_\_\_  
\_\_\_\_\_

Is this item in the CIP? YES  NO  CIP Project Number: \_\_\_\_\_





**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION GRANTING A UTILITY EASEMENT TO IOWA COMMUNICATIONS NETWORK**

**WHEREAS**, Iowa Communications Network (ICN) has requested a 5' utility easement to run fiber optics lines and appurtenances along the Tolmie Park property line from the Iowa National Guard to Great River Health Systems, 3285 Main Street; and

**WHEREAS**, the City Council for the City of Keokuk, IA shall consider such easement; and

**WHEREAS**, the City of Keokuk, IA, in consideration for management of the right of way, has imposed a fee of one-thousand two-hundred dollar (\$1,200.00); and

**WHEREAS**, the Parks and Recreation Advisory Board is seeking funds for the restoration of the General Curtis statue; and

**WHEREAS**, the utility easement is in Tolmie Park, therefore, the aforementioned fee could be applied to parks and recreation projects.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA THAT**, the City Council hereby authorizes the Mayor to sign the easement document attached hereto, with a Right of Way Management fee of one-thousand two-hundred dollar (\$1,200.00).

**BE IT FURTHER RESOLVED THAT**, the Right of Way Fee of one-thousand two-hundred dollar (\$1,200.00), shall be earmarked and reserved for the purpose of restoring the General Curtis statue.

**PASSED, APPROVED, AND ADOPTED** this sixteenth day of August, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
THOMAS L. RICHARDSON, MAYOR

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

<u>Prepared by:</u> Iowa Communications Network 400 E. 14 <sup>th</sup> St. Des Moines, IA 50319	<u>Return to:</u> Keokuk City Hall Attn: Public Works 415 Blondeau Street Keokuk, Iowa 52632
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UTILITY EASEMENT AGREEMENT

This utility easement agreement (“Agreement”) is entered into on \_\_\_\_ day of August, 2018, by and between the City of Keokuk, hereafter referred to as “Grantor” and the Iowa Communications Network (“ICN”) a state of Iowa agency, hereafter referred to as “Grantee”, collectively, the Grantor and Grantee are referred to as the “Parties”. The Parties do hereby agree as follows:

1. The Grantor is the owner of certain real property (the “Property”) situated in the City of Keokuk, Lee County, State of Iowa and more particularly described in Exhibit A.
2. Grantor does hereby grant and convey unto the Grantee a perpetual, non-exclusive easement (the “Easement”) to construct, operate, inspect, repair, replace, rework, and maintain such communication utilities as deemed necessary, including but not limited to fiber optic lines, conduit, duct, hand holes, vaults, route markers, signage or other appurtenances thereunder required. This Easement is granted in consideration of the sum of \$1,200.00.
3. Grantor warrants there are no tenants or other lien holders or parties with an equitable interest in or on the property.
4. Possession for easement purposes shall begin upon signing of this document, by both parties.
5. The easement granted in this Agreement shall be for so long as the Grantee, or its assigns, utilizes the easement area for the purposes described in paragraph 2.
6. The Grantee covenants that following the construction of any utility improvements, as allowed in paragraph 2, it will return the surface to as near as original condition as possible.
7. The Grantor shall have and retain all rights to the use and occupation of said property, except as herein expressly granted and provided; and such use and occupation by the Grantor shall not be unnecessarily interfered with by any construction or maintenance work performed under this Grant of Utility Easement Agreement.
8. The Grantor covenants and agrees that the Grantor will not in any manner disturb, damage, destroy, injure, or obstruct any improvements made by Grantee on the Easement Property, or any part thereof, and will not obstruct or interfere with said Grantee, its employees, agents, contractors or subcontractors, in the exercise of any rights, privileges, or authorities hereby given and granted.
9. Grantee shall not permit any lien to accrue or become established against the Property or any improvements thereon for any labor or materials in connection with work performed on the Property at the direction or sufferance of the Grantee. Grantee shall be solely responsible for maintaining, cleaning, inspecting, and repairing the facilities described in paragraph 2.
10. This Utility Easement Agreement, shall run with the land and be binding not only upon Grantor, but also upon Grantor’s successors, assigns, devisees, lessees, and all other successors in interest to the Property or any portion thereof and shall continue as a servitude running in perpetuity with the land and shall continue and survive subsequent to the lifetime of Grantor. All rights herein granted to Grantor shall run for the benefit of and may be exercised by Grantor’s successors, assigns, heirs, devisees, lessees and duly authorized officers, representatives and agents.
11. This Agreement, including any interest in this Agreement, shall not be assigned without the prior written consent of the other party.
12. Grantee shall, consistent with Article VII, Section 1 of the Iowa Constitution and Iowa Code Chapters 669 and 670, hold Grantor free, harmless, and indemnified from liability, claims, loss,

demands, lawsuits, causes of actions, penalties, fines, attorney's fees, and liens arising from any work, operations, or activity performed or allowed by Grantee, pursuant to this GRANT OF A UTILITY EASEMENT.

FOR THE GRANTOR:

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
(Grantor)

CITY OF KEOKUK, )  
COUNTY OF LEE ) ss.

On this \_\_\_\_\_ day of May, 2018 before me, a Notary Public, in and for said county, personally appeared Thomas Richardson, to me personally known, who being by me duly sworn did say that that person is Mayor of the City of Keokuk, and that said instrument was signed on behalf of the said City acting with the appropriate authority, and the above named officer, Thomas Richardson acknowledged the execution of said instrument to be the voluntary act and deed of said City of Keokuk, by it voluntarily executed.

\_\_\_\_\_  
Notary Public

(Seal of the City)

FOR THE GRANTEE:

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Mark W. Johnson, ICN Chief Operating Officer  
(Grantee)

STATE OF IOWA, )  
COUNTY OF POLK ) ss.

On this \_\_\_\_\_ day of May, 2018, before me, a Notary Public, in and for said county, personally appeared Mark W. Johnson, to me personally known, who being by me duly sworn did say that that person is an authorized executive of Iowa Communications Network, a state of Iowa agency, and that said instrument was signed on behalf of the said agency acting with the appropriate authority, and the above named officer, Mark W. Johnson acknowledged the execution of said instrument to be the voluntary act and deed of said agency, by it voluntarily executed.

\_\_\_\_\_  
Notary Public

(Seal)



# COUNCIL ACTION FORM

Date: August 16, 2018

Presented By: O'Donnell

Subject: Budget Allocations for Main St and Pavillion Agenda Item: \_\_\_\_\_

### Description:

During the budget process, Main Street and the Rand Park Pavilion requested funding beyond what was allocated in the previous year. Main Street requested \$25,000 (+\$5,000) and the Pavilion requested \$7,500 (+\$2,500). Funds are allocated from hotel/motel taxes. Other organizations also requested additional funds. Total funding requests for hotel/motel were \$210,350. This was the amount entered into the budget. Funds were distributed to Main Street and the Pavilion based on their requests as the budget documents prepared were unclear.

During a review of the hotel/motel tax revenue and distribution staff was tried to determine what was allocated to the various organizations. We contacted former Administrator Burnett and he indicated that all organizations were to receive no additional funding over last year and that the additional hotel/motel funds budgeted (\$27,500) were unallocated. At that point, staff requested the additional funds be returned from Main St and the Pavilion.

Council Member Dunek has requested that the Council consider allocating the additional \$5,000 for Main Street and \$2,500 for the Pavilion as the actual allocated amounts were not communicated to the organizations and it was staff's error in sending them the wrong amounts. We do have sufficient funds budgeted to cover these disbursements.

### FINANCIAL

Is this a budgeted item? YES  NO

Line Item #: 001-4900-6710 Title: Hotel Motel Tax

Amount Budgeted: \$210,350

Actual Cost: \$190,350

Under/Over: +\$20,000

#### Funding Sources:

Hotel Motel Tax  
\_\_\_\_\_  
\_\_\_\_\_

#### Departments:

\_\_\_\_\_  
\_\_\_\_\_

Is this item in the CIP? YES  NO  CIP Project Number: \_\_\_\_\_





# COUNCIL ACTION FORM

Date: August 16, 2018

Presented By: O'Donnell

Subject: Funding Request-Big Dam Street Festival Agenda Item: \_\_\_\_\_

### Description:

A request from Lake Cooper Foundation was received on July 3rd for \$5,000 to support the Big Dam Street Festival. Council previously provided \$5,000 in funding for the event in 2017. According to staff, the funding for last year's event was to be a one time donation and that future years were to be self sufficient.

Funding would come from unallocated hotel/motel tax funds. There are sufficient unallocated funds to cover this request.

### FINANCIAL

Is this a budgeted item? YES  NO

Line Item #: 001-5040-6710 Title: Hotel/Motel Tax

Amount Budgeted: \$210,350

Actual Cost: \$187,350

Under/Over: +23,000

### Funding Sources:

Hotel/Motel Tax  
\_\_\_\_\_  
\_\_\_\_\_

### Departments:

\_\_\_\_\_  
\_\_\_\_\_

Is this item in the CIP? YES  NO  CIP Project Number: \_\_\_\_\_





**TO:** Mayor and Council  
**CC:** Department Heads  
**FROM:** Cole S. O'Donnell  
**DATE:** August 13, 2018  
**RE:** Administrator's Report

1. **Barge:** PSBA presented rough design and cost estimates for work on the barge. The Commission was in agreeance that no interior modifications should be completed until there is a tenant. There are certain things we need to complete to make the barge usable, including, gangways, power, and utilities. The Commission requested that PSBA rework the scope of this work and provide rough estimates. This work is still within the scope of the current contract with PSBA. The goal of the Commission is to get the facility to a point where it can be better marketed.
2. **SID Center:** PWD Boussetot and I had a walkthrough of the facility with representatives of PSBA, SEIRPC and EDA. This was to insure that our scope is proper and to receive suggestions on any scope modifications. The EDA representative was very helpful and enthused about the project. I will report no ghost sightings while we were there.
3. **Storm Response:** We are still in the process of removing debris. We ask that residents bear with us as we continue to get things cleaned up. There is a possibility that we could receive State or Federal funds for the cleanup as the state is seeking a Federal disaster declaration due to the storm's impact on Marshalltown and Pella. Lee County would need to demonstrate a loss threshold to be included and PWD Boussetot believes that with certain damage we received, coupled with other communities, that the County will meet the threshold.
4. **Brownfield Grant:** Members of the KEDC board, Joe Steil of LCEDG, and I spoke with Jim Pray, the environmental attorney assisting us on the project. The conversation was to outline our next steps in assessing the Elkem property. We are moving forward with a concept where usable portions of the property are identified so that we can move to develop them while working to mitigate the brownfield portions. This will require an access agreement, with the possible acquisition of the property by KEDC. A simple survey will be conducted to identify possible lots for development.

We will also be engaging the environmental company Impact 7G to develop a plan for testing of the site. Chuck Pietscher found a file with a blue print layout of the facility from 1976. This information will help 7G determine areas to concentrate on.

5. **Auditors:** The auditors were here last week to begin preliminary work on the annual audit. Final draft to be presented in September or October.

**Cole S. O'Donnell**  
**City Administrator**  
**415 Blondeau St**  
**Keokuk, IA 52632**





6. Storm Water Utility: I am examining the paperwork on the Storm Water Utility to insure everything is ready for implementation in January. Specifically, I want to be sure the rates and ERU calculations are all set and that Water Works has all the correct information for billing.
7. Out of Office: I will be out of the office on the afternoon of August 21<sup>st</sup> and all day of the 22<sup>nd</sup> as I will be moving my daughter to college.

**Cole S. O'Donnell**  
**City Administrator**  
**415 Blondeau St**  
**Keokuk, IA 52632**