

AGENDA
CITY COUNCIL MEETING
April 4, 2024
501 Main Street
5:00 P.M.

1. Call to Order.
2. Roll Call.
3. (a) Now is the time and place for a public hearing on proposed Property Tax Levy. A public hearing notice was published in the Daily Gate City on March 21, 2024.
4. Adjourn Meeting.

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 4/4/2024 Meeting Time: 05:00 PM Meeting Location: Keokuk City Hall 501 Main Street Keokuk, IA 52632

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
<https://cityofkeokuk.org/>

City Telephone Number
 (319) 524-2050

Iowa Department of Management	Current Year Certified Property Tax 2023 - 2024	Budget Year Effective Property Tax 2024 - 2025	Budget Year Proposed Property Tax 2024 - 2025
Taxable Valuations for Non-Debt Service	264,053,295	268,748,076	268,748,076
Consolidated General Fund	2,210,126	2,210,126	2,249,421
Operation & Maintenance of Public Transit	6,733	6,733	7,364
Aviation Authority	0	0	0
Liability, Property & Self Insurance	231,485	231,485	303,196
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	393,743	393,743	600,157
FICA & IPERS (If at General Fund Limit)	208,602	208,602	332,836
Other Employee Benefits	1,245,510	1,245,510	1,390,911
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	292,393,563	307,613,991	307,613,991
Debt Service	1,959,274	1,959,274	3,036,845
CITY REGULAR TOTAL PROPERTY TAX	6,255,473	6,255,473	7,920,730
CITY REGULAR TAX RATE	22.97101	22.35523	28.04499
Taxable Value for City Ag Land	277,433	305,934	305,934
Ag Land	834	834	919
CITY AG LAND TAX RATE	3.00375	2.72608	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Resident	1,255	1,300	3.59
Commercial property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Commercial	1,255	1,300	3.59

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$100,000 Actual/Assessed Valuation.

Reasons for tax increase if proposed exceeds the current:
 explanationOfSignificantIncreasesInTheBudget

Observed inflationary pressures impacting various aspects of operational expenses, particularly liability and property insurance, and employee benefits; additionally, bonding initiatives implemented to alleviate burden of old debt associated with Combined Sewer Overflow (CSO) projects.

AGENDA
CITY COUNCIL MEETING
April 4, 2024
501 Main Street
5:30 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 & Council Workshop of March 21, 2024;
 - Minutes of the Safety Committee meeting of March 21, 2024;
 - Resolution approving a Liquor License for Columbian Room of Keokuk, Showboat Saturday Night, 2981 Plank Road, Class C Retail Alcohol License temporary premise transfer – effective April 20-21, 2024, pending dram and fire inspection;
 - Resolution approving a Liquor License for The Cellar, 29 S. 2nd Street, Class C Retail Alcohol License with Outdoor Service – effective April 22, 2024;
 - Appointment of Dick Beard to the Board of Trustees of the Keokuk Municipal Waterworks fulfilling a vacancy, term to expire November 1, 2028;
 - Motion to pay bills and transfers listed in Register No. 's 5397-5398;
7. Motion to approve initial reading of and Ordinance Amending Section 2.70 Historic Preservation Commission.
8. Consider resolution accepting the Annual Financial Audit Report for Fiscal Year ending June 30, 2023.
9. Consider resolution authorizing adjustment in sewer charges related to the filling of swimming pools.
10. Consider resolution awarding contract for Victory Park playground equipment installation.
11. Consider resolution allowing the Mayor to enter in a non-disclosure agreement with Keokuk Junction Railway and its Parent Companies.
12. Consider resolution setting bid letting, public hearing and award of contract for South 18th Street reconstruction.
13. Consider resolution approving agreement for fireworks display with J & M Displays.
14. Consider resolution setting a public hearing on the Fiscal Year 2024-2025 Annual Budget.
15. Consider resolution awarding contract for SEIDC laundry facility and rectory repair.
16. Consider resolution allowing the Mayor to enter into a contract with Command Fire Apparatus for a 2002 Spartan Rescue Pumper in the amount of \$72,500.00.
17. Consider resolution setting a public hearing proposing the sell of real estate at 1108 Franklin Street owned by the City of Keokuk.
18. Consider resolution setting public hearing approving the Comprehensive Neighborhood Revitalization Grant Application.

19. Motion to approve the resignation of 1st At Large Council Person Shelley Oltmans effective April 19, 2024.
20. Motion to approve filling the 1st At Large Council Person seat by appointment.
21. Council Liaison Reports:
22. Staff Reports:
23. New Business:
24. Adjourn Meeting.

**MINUTES
CITY COUNCIL MEETING
March 21, 2024
501 Main Street
5:30 P.M.**

The City Council of the City of Keokuk met in regular session on March 21, 2024, at 501 Main Street. Mayor Kathie Mahoney called the meeting to order at 5:30 p.m. There were eight council members present, one absent. Tyler Walker, Roslyn Garcia, Shelley Oltmans, Devon Dade, Steve Andrews, Dan Tillman, Roger Bryant, and Michael Greenwald were present. Carissa Crenshaw was absent. Staff in attendance: Interim City Administrator Dave Hinton, City Clerk Celeste El Anfaoui, Community Development Director Pam Broomhall, Water Pollution Control Manager Tom Wills, Police Chief Zeth Baum, Fire Chief Gabe Rose, and Bridge, Cemetery, Parks, and Sanitation Manager Bob Weis.

MAYOR'S CORRESPONDENCE: Informed of local events.

CITIZEN'S REQUEST: Amanda Rogers with the Best You Coalition gave an update on the coalition and upcoming events and brought students to speak about their experiences and how they are involved with the organization.

Motion made by Greenwald, second by Garcia to remove Item #11 from the agenda. Motion made by Dade, second by Walker to approve the amended agenda, including the consent agenda. (8) AYES, (0) NAYS. Motion carried.

- Minutes of the Regular City Council meeting & Council Workshop of March 7, 2024;
- Cash Receipts & Treasurer's Report for February 2024;
- **RESOLUTION NO. 35-2024:** Approving a Liquor License for B.P.O. Elks, Lodge #106, 2200 Lincoln Avenue, Class F Retail Alcohol License – effective April 1, 2024, pending dram;
- **RESOLUTION NO. 36-2024:** Approving a Liquor License for Angelini's, 1006 Main Street, Class C Retail Alcohol License with Outdoor Service – effective April 1, 2024;
- Appointment of Kimber Tinder to the Human Rights Commission, fulfilling a term to expire September 19, 2026;
- Appointment of Becky Crenshaw, Pam Broomhall, Kira Kruszynski, Dave Baum, Martha Neff and Joyce Glasscock to Architectural Design Review Commission, term to expire June 19, 2026;
- Motion to pay bills and transfers listed in Register No.'s 5394-5396;

Mayor Mahoney opened the public hearing at 5:45 p.m. awarding a contract for South 18th Street Water Main Reconstruction. A public hearing notice was published in the Daily Gate City on February 21, 2024.

COMMENTS: Hinton gave overview of bids and informed all bids are rejected.

No further comments were received, Mayor Mahoney closed the public hearing at 5:45 p.m.

Motion made by Greenwald, second by Tillman to approve the following proposed **RESOLUTION NO. 37-2024:** "A RESOLUTION AWARDDING A CONTRACT TO DANSCO TO CONSTRUCT RESTROOMS AT RAND PARK." (8) AYES (0) NAYS. Motion carried.

Motion made by Garcia, second by Bryant to approve the following proposed **RESOLUTION NO. 38-2024:** “A RESOLUTION DESIGNATING QUINCY MEDICAL GROUP AND TSS, INC. OFFICES LOCATED IN KEOKUK TO PROVIDE PROFESSIONAL SERVICES FOR THE CITY OF KEOKUK.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Dade, second by Garcia to approve the following proposed **RESOLUTION NO. 39-2024:** “A RESOLUTION TO RESCIND AGREEMENT WITH KEOKUK COMMUNITY SCHOOL DISTRICT FOR GOWING TENNIS COURTS.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Oltmans to approve the following proposed **RESOLUTION NO. 40-2024:** “A RESOLUTION AUTHORIZING THE MAYOR TO SIGN LETTER OF SUPPORT FOR COMMUNITY CATALYST BUILDING REMEDIATION PROGRAM GRANT FOR REDEVELOPMENT PROJECT LOCATED AT 1000 MAIN STREET.” (8) AYES, (0) NAYS. Motion carried.

COUNCIL LIAISON REPORTS: Garcia updated on Oakland Cemetery Initiative pavilion plans and Keokuk Little League.

STAFF REPORTS: Baum informed of Civil Service testing date.

Motion made by Tillman, second by Garcia to adjourn the meeting at 5:51 p.m.

AGENDA
COUNCIL WORKSHOP
March 21, 2024
IMMEDIATELY FOLLOWING REGULAR MEETING

PRESENT: Walker, Garcia, Oltmans, Dade, Andrews, Tillman, Bryant, Greenwald, Mayor Mahoney; ABSENT: Crenshaw.

STAFF PRESENT: Hinton, El Anfaoui, Wills, Broomhall, Baum, and Weis.

Hinton reviewed preliminary revenue budget for 24/25 fiscal year.

Council discussed how to allocate hotel motel funding and would like to cut 10% from all organizations with Main Street Keokuk being an exception (due to a contract).

Meeting Adjourned at 6:45 PM.

CITY OF KEOKUK
SAFETY COMMITTEE MEETING MINUTES
Thursday, March 21, 2024
8:30AM

Meeting called to order at 8:30 am.

In Attendance: Shannon Masterson, Matt Maerz, John Reiter, Kathie Mahoney.

Masterson read the minutes from the February meeting.

Motion approved by Maerz and second by Reiter.

OLD BUSINESS:

Follow up on items:

- The new All-In-One labor law posters are here. I have them on the table next to the department mailboxes downstairs. Please take one to hang in your breakroom.
- As of April 1st. OMG will be taking over the occupational health and physicals for the City of Keokuk. Also, TSS will be providing the quarterly DOT drug screenings and new hire drug screenings starting April 1st.
- March Safety Talk is Improve Workplace Communications. I have put a flyer in all department mailboxes.

NEW BUSINESS

- I will send a notice out to department heads once I receive the 2nd quarter random pulls from TSS. We have used them in the recent past for these services but will let you know their available times that work for us and them.
- April Safety Talk is National Stress Awareness Month. I have put a flyer in all department mailboxes.
- Last month, Kathie Mahoney presented a Health & Safety book that was created by the Public Works department a few years ago. We are going to create copies for all departments to read and sign off on. An annual review should be done to make any adjustments or additions to the Health & Safety book.

Anything to report on Machine Operator/ Mowing Safety at SCC training? No

Monthly SCC Training.

March – Machine Operator/Mowing Safety

April - Hearing Conservation

New business –There was no new business to discuss.

There was no “near miss” item that needs attention.

There was no Company Nurse report.

Set the date of Thursday, April 25, 2024, for the next meeting.

The meeting adjourned at 8:36 am.

Respectfully submitted by Shannon Masterson.

RESOLUTION NO.

**A RESOLUTION APPROVING A CLASS C RETAIL ALCOHOL LICENSE
TEMPORARY PREMISE TRANSFER FOR COLUMBIAN ROOM OF KEOKUK
FOR SHOWBOAT SATURDAY NIGHT**

WHEREAS, Application has been made by Columbian Room of Keokuk for a Class C Retail Alcohol License for Columbian Room, 11 N. 6th 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, Columbian Room of Keokuk 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 Retail Alcohol License for Columbian Room of Keokuk Temporary Premise Transfer, Keokuk Catholic School, 2981 Plank Road for Showboat Saturday Night, effective April 20-21, 2024, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 4th day of April 2024.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
K. A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

RESOLUTION NO.

**A RESOLUTION APPROVING A CLASS C RETAIL ALCOHOL LICENSE FOR
THE CELLAR**

WHEREAS, Application has been made by The Cellar Bar & Restaurant LLC for a Class C Retail Alcohol License with Outdoor Service for The Cellar, 29 S. 2nd 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, The Cellar Bar & Restaurant 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 C Retail Alcohol License with Outdoor Service for The Cellar, 29 S. 2nd Street, effective April 22, 2024, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 4th day of April 2024.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
K.A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, 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 APRIL 4, 2024.

REGISTER NO. 5397

ALTORFER INC.	PARTS/FREIGHT	\$	155.35
GRAY QUARRIES, INC	ROADROCK	\$	714.87
RIVER CITY PARTS, INC.	PARTS/SUPPLIES	\$	36.70
ACCESS SYSTEMS	MAINTENANCE AGREEMENT LIBRARY	\$	134.34
IDEAL READY MIX COMPANY, INC	FILL SAND STREET DEPT.	\$	1,366.44
MICROBAC LABORATORIES, INC	WPC TEST SAMPLES	\$	3,564.25
TASKE FORCE, INC.	TEMPORARY HELP S.HAYS	\$	915.75
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$	166.28
MCFARLAND-SWAN OFFICE CITY	SUPPLIES KEOKUK PUBLIC LIBRARY	\$	39.99
ALLIANT	ELECTRIC BILL	\$	8,210.95
THE CARDBOARD BOX	UPS CHARGES WWTP	\$	392.16
CENTURY LINK	319D37-4107 699, D37-0022 417	\$	430.64
GREAT RIVER REGIONAL WASTE	ACCT#0010197 KEO HOUS ENFORC.	\$	282.33
TRUCK REPAIR, INC	FILTERS STREET DEPT.	\$	96.56
SHOEMAKER & HAALAND	ENG. SERVICES S.18TH ST RECONS	\$	43,864.30
GATE CITY SEED COMPANY	SUPPLIES BRIDGE DEPT.	\$	139.99
HUFFMAN MACHINE & WELDING, INC	SUPPLIES/PARTS	\$	555.12
HILL PRINTING	6000 ST.DEPT. TIME CARDS	\$	640.63
HY-VEE, INC.	S.RAGAR PRESC. & FUEL	\$	250.06
FT.MADISON DAILY DEMOCRAT	52 WEEK SUBSCRIPTION LIBRARY	\$	151.00
SEIRPC	REVIT.PLANN.GRANT CONT#24-633	\$	895.00
RAIRDEN'S AUTO SALVAGE &	TOWING SERVICE WWTP	\$	60.00
OVERHEAD DOOR COMPANY OF	SERVICE/LABOR SANITATION	\$	140.00
INTERNATIONAL ASSOC. OF CHIEFS	IACPNET SUBSCRIPT.MAY24-APR25	\$	875.00
USA BLUE BOOK	CUST#359641 WPC	\$	2,140.56
AT&T MOBILITY	POLICE ACCT#287295289506	\$	760.56
CAPITAL ONE	ACCT#623127	\$	119.03
DISCOUNT TIRE & SERVICE	2 SPORT TRAILER EMERG.CORP.	\$	80.00
THE DES MOINES REGISTER	ACCT#DM1269259 KEOKUK LIBRARY	\$	349.38
PETERS HEATING & AIR	PARTS/LABOR @ GRAND THEATRE	\$	200.00
MEDIACOM	8384940020091548 KEO.LIBRARY	\$	600.76
STEELE ROOFING & CONSTRUCTION	1202 EXCHANGE PROJ#KEO23-001	\$	12,876.00
QC ANALYTICAL SERVICES, LLC	WPC BIOSOLIDS	\$	490.00
LEWIS EXCAVATING & SEPTIC, INC.	CUT IN VALVE S.S.BOAT CLUB	\$	18,497.26
CARD SERVICES	ACCT#5590-6139-6670-0051	\$	416.75
KLINGNER & ASSOCIATES, P.C.	PROJ23-2172 LANDFILL MONITORNG	\$	10,257.84
VERIZON WIRELESS	ACCT#242054390-00001 FIRE DPT	\$	773.52
BERGMAN FARM SUPPLY, INC.	PARTS/SUPPLIES BRIDGE DEPT.	\$	74.75
WINDSTREAM	SERVICE	\$	492.54

REGISTER NO. 5398

RELIANT FIRE APPARATUS, INC.	PARTS	\$ 207.68
RNJ'S DISTRIBUTION INC.	WATER + FUEL SURCHARGE	\$ 33.20
LIBERTY UTILITIES MIDSTATES	SERVICE	\$ 11,333.80
J & R TIRE SERVICE INC.	WHEELS/TIRES BRIDGE DEPT.	\$ 310.50
DIANNE STANLEY	MONTHLY MANAGER FEE @ GRAND	\$ 452.25
INTERSTATE BILLING SERVICE,INC	PARTS STREET DEPT.	\$ 2,289.11
KIESLER'S POLICE SUPPLY, INC.	SUPPLIES KEOKUK POLICE DEPT.	\$ 1,809.50
COMMERCIAL CONTRACTING	J#4072 SID CENTER ADDT'L WORK	\$ 12,687.35
VISA	ACCT#4298 2433 1000 2950	\$ 5,285.82
BROCKWAY MECHANICAL & ROOFING	LABOR/MATERIAL SID CENTER	\$ 1,757.50
ANDERSON, LARKIN & CO, PC	FINAL AUDIT 63023 FIN.STATEMNT	\$ 9,750.00
QUINCY MEDICAL GROUP	GUARANTOR ID11150133 N.AMES	\$ 138.55
RICOH USA, INC.	ACCT#1096222-1027618USC	\$ 126.00
STEW HANSEN DODGE CITY	2024 DURANGO POLICE ACCT122744	\$ 26,803.00
IOWA ONE CALL	ONE CALL SERVICES	\$ 48.70
PET WASTE ELIMINATOR	PET WASTE ELIM.80/HEADER	\$ 80.00
MOHRFELD ELECTRIC INC	KEO PARK RENOV. 600 MAIN	\$ 128,000.00
SCOTT'S ULTRA CLEAN LLC	JANITORIAL SERVICE @ LIBRARY	\$ 1,375.00
WALKER OUTDOOR SERVICES	TREE REMOVAL S.18TH ST.PROJECT	\$ 24,500.00
BENJAMIN SPARROW	GRAND THEATER JANITORIAL	\$ 306.00
SUPREME RADIO COMMUNICATIONS	CUST.#KG45225 FIRE DEPT.	\$ 4,875.00
JARED OLIVER	CLEAN UP KINDUSTRY AREA	\$ 90.00
MSA	AUG-JAN24 NEIGH.REVIT.PLANNING	\$ 25,000.00
		\$ 369,465.62



COUNCIL ACTION FORM

Date: April 1, 2024

Presented By: Broomhall

Subject: Amendment to Historic Preservation Commission ordinance Agenda Item: 7

Description:

Mayor Mahoney has been working with Erika Barrett to apply for Certified Local Government Status for the Historic Preservation Commission. There are a couple slight amendment required in Chapter 2.67 which include definition of Historic Landmark instead of Historic Site and a severability and amendment clause.

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: _____

ORDINANCE NO.

An Ordinance Amending Section 2.70.010 and adding 2.70.080 & 2.70.090 Dealing with Historic Preservation Commission

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, LEE COUNTY, IOWA THAT:

Section 1: Section 2.70.010 (c) of the Keokuk Municipal Code is amended to read as follows:

"Historic landmark" A site including archaeological sites, object, structure, or building which:

Section 2: The Municipal Code be amended by adding subsection 2.70.080 Severability, to read as follows:

Should any section or provision of this ordinance be decided by a court of this state to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

Section 3: The Municipal Code be amended by adding subsection 2.70.090 Amendment, to read as follows:

The City may amend this ordinance to meet any unforeseen circumstances which may affect the duties and responsibilities of the Commission.

Section 4: Effective Date

This ordinance shall take effect immediately upon passage and publication as required by law.

All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5: After second reading and passage of this ordinance the same shall remain on file with the City Clerk for ten (10) days before it shall come on for final adoption and thereafter upon such final adoption as evidenced by resolution to that effect this Ordinance shall be published once in the Daily Gate City, a newspaper of general circulation and after such final adoption take effect from the date of publication.

Initial Passage by Council this 4th day of April 2024.

K. A. Mahoney, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: 4/4/2023

Presented By: El Anfaoui

Subject: FY 2023 Audit Agenda Item: 7

Description:

Anderson and Larkin completed the FY 2023 Audit for your consideration.

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 ACCEPTING THE ANNUAL FINANCIAL AUDIT REPORT
FOR FISCAL YEAR ENDING JUNE 30, 2023**

WHEREAS, the City of Keokuk, Iowa is required to conduct an annual financial audit;
and

WHEREAS, the accounting firm of Anderson, Larkin & Co has completed said audit for
Fiscal Year Ending June 30, 2023.

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
KEOKUK IOWA, THAT** the City Council has reviewed and now accepts the Annual
Financial Audit for Fiscal Year Ending June 30, 2023.

PASSED, APPROVED, AND ADOPTED this 4th day of April 2024.

K. A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk



ANDERSON, LARKIN & CO., P.C.
Certified Public Accountants
"Your Success Is Our Business."

Kenneth E. Crosser, CPA
April D. Crosser, CPA
Michael J. Podliska, CPA
Alexander T. Barr, CPA
Adam L. Sturm, CPA

March 19, 2024

To The Mayor and Members of the City Council
City of Keokuk, Iowa

We have audited the cash basis financial statements of the governmental activities, the business-type activities, each major fund, the discretely presented component unit and the aggregate remaining fund information of the City of Keokuk, Iowa for the year ended June 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated April 10, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Keokuk, Iowa are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended 2023. We noted no transactions entered into by the City of Keokuk, Iowa during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

To The Mayor and Members of the City Council
City of Keokuk, Iowa
March 19, 2024
Page Two

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 19, 2024.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City of Keokuk, Iowa's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City of Keokuk, Iowa's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Management's Discussion and Analysis, Budgetary Comparison Schedule of Receipts, Disbursements and Changes in Balances – Budget and Actual (Cash Basis), Schedule of the City's Proportionate Share of the Net Pension Liability and the Schedule of City Contributions for the Iowa Public Employees' Retirement System, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the schedule of cash receipts, disbursements, and changes in cash balances-nonmajor governmental funds, schedule of receipts by source and disbursements by function-all governmental funds, and schedule of expenditures of federal awards which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with the cash receipts and disbursements basis of accounting, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the information and use of the Mayor and the City Council and management of the City of Keokuk, Iowa, and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

ANDERSON, LARKIN & CO., P.C.

Anderson, Larkin + Co., P.C.

CITY OF KEOKUK, IOWA

INDEPENDENT AUDITOR'S REPORTS
BASIC FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

JUNE 30, 2023

CITY OF KEOKUK, IOWA

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JUNE 30, 2023

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CITY OF KEOKUK, IOWA

OFFICIALS
JUNE 30, 2023

<u>Name</u>	(Before January 2023) <u>Title</u>	<u>Term Expires</u>
Kathie Mahoney	Mayor	December 31, 2023
Michael Greenwald	Mayor Pro Tem	December 31, 2025
Shelley Oltmans	Council Member – At Large	December 31, 2023
John Helenthal	Council Member – At Large	December 31, 2023
Carissa Crenshaw	Council Member – Ward 1	December 31, 2025
Linda Altheide	Council Member – Ward 2	December 31, 2023
Roslyn Garcia	Council Member – Ward 3	December 31, 2023
Steve Andrews	Council Member – Ward 4	December 31, 2023
Dan Tillman	Council Member – Ward 5	December 31, 2023
Roger Bryant	Council Member – Ward 6	December 31, 2023
Michael Greenwald	Council Member – Ward 7	December 31, 2025
Cole O'Donnell	City Administrator	Indefinite
Celeste El Anfaoui	City Clerk	Indefinite
James F. Dennis	Attorney	Indefinite
Zeth Baum	Chief of Police	Indefinite
Gabe Rose	Fire Chief	Indefinite

<u>Name</u>	(After January 2023) <u>Title</u>	<u>Term Expires</u>
Kathie Mahoney	Mayor	December 31, 2023
Michael Greenwald	Mayor Pro Tem	December 31, 2025
Shelley Oltmans	Council Member – At Large	December 31, 2023
John Helenthal	Council Member – At Large	December 31, 2023
Carissa Crenshaw	Council Member – Ward 1	December 31, 2025
Linda Altheide	Council Member – Ward 2	December 31, 2023
Roslyn Garcia	Council Member – Ward 3	December 31, 2023
Steve Andrews	Council Member – Ward 4	December 31, 2023
Dan Tillman	Council Member – Ward 5	December 31, 2023
Roger Bryant	Council Member – Ward 6	December 31, 2023
Michael Greenwald	Council Member – Ward 7	December 31, 2025
Cole O'Donnell	City Administrator	Indefinite
Celeste El Anfaoui	City Clerk	Indefinite
James F. Dennis	Attorney	Indefinite
Zeth Baum	Chief of Police	Indefinite
Gabe Rose	Fire Chief	Indefinite



ANDERSON, LARKIN & CO., P.C.
 Certified Public Accountants
"Your Success Is Our Business."

Kenneth E. Crosser, CPA
 April D. Crosser, CPA
 Michael J. Podliska, CPA
 Alexander T. Barr, CPA
 Adam L. Sturm, CPA

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
 Members of the City Council
 City of Keokuk, Iowa

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Keokuk, Iowa, as of and for the year ended June 30, 2023, and the related Notes to the Financial Statements, which collectively comprise the City's basic financial statements listed in the table of contents.

Summary of Opinions

<u>Opinion Unit</u>	<u>Type of Opinion</u>
Government Activities	Unmodified
Business-Type Activities	Unmodified
Aggregate Discretely Presented Component Units	Adverse
Major Government Funds:	
General	Unmodified
Road Use Tax	Unmodified
Local Option Sales Tax	Unmodified
Employee Benefits	Unmodified
Urban Renewal TIF	Unmodified
Debt Service	Unmodified
Cemetery Perpetual Care	Unmodified
Capital Projects	Unmodified
Major Enterprises Funds:	
Sewer	Unmodified
Bridge	Unmodified
Solid Waste	Unmodified

Basis for Adverse Opinion on the Aggregate Discretely Presented Component Units

The financial statements do not include the financial data for the City's legally separate component units. Accounting principles applicable to the cash basis of accounting require the financial data for those component units be reported with the financial data of the City's primary government unless the City also issued financial statements for the financial reporting entity which include the financial data for its component units. The City has not issued such reporting entity financial statements. The amounts by which this departure would affect the receipts, disbursements and cash balances of the aggregate discretely presented component units has not been determined.

Adverse Opinion

In our opinion, because of the significance of the matter discussed in the "Basis for Adverse Opinion on the Aggregate Discretely Presented Component Units" paragraph, the financial statements referred to above do not present fairly the financial position of the aggregate discretely presented component units of the City of Keokuk, Iowa as of June 30, 2023, or the changes in cash basis financial position thereof for the year then ended in accordance with the basis of accounting described in Note 1.

Unmodified Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Keokuk, Iowa as of June 30, 2023, and the respective changes in its cash basis financial position for the year then ended in accordance with the basis of accounting described in Note 1.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of Financial Statements section of our report. We are required to be independent of City of Keokuk, Iowa and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1, and for determining the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Keokuk, Iowa's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Keokuk, Iowa's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Keokuk, Iowa's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Keokuk, Iowa's basic financial statements. We previously audited, in accordance with the standards referred to in the third paragraph of this report, the financial statements for the seven years ended June 30, 2022 (which are not presented herein) and expressed qualified opinions on those financial statements which were prepared on the basis of cash receipts and disbursements. The financial statements for the two years ended June 30, 2015 (which are not presented herein) were audited by other auditors. The other auditors expressed qualified opinions on those financial statements which were prepared on the basis of cash receipts and disbursements. The supplementary information included in Schedules 1 through 5, including the Schedule of Expenditures of Federal Awards required by Title 2, U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance), is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information in Schedules 1 through 5 is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Management's Discussion and Analysis, the Budgetary Comparison Information, the Schedule of the City's Proportionate Share of the Net Pension Liability and the Schedule of City Contributions on pages 6 through 11 and 32 through 44 but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 19, 2024, on our consideration of the City of Keokuk, Iowa's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City of Keokuk, Iowa's internal control over financial reporting and compliance.

ANDERSON, LARKIN & CO., P.C.
Anderson, Larkin & Co., P.C.

Ottumwa, Iowa
March 19, 2024

CITY OF KEOKUK, IOWA

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2023

The City of Keokuk, Iowa provides this Management's Discussion and Analysis of its financial statements. This narrative overview and analysis of the financial activities is for the fiscal year ended June 30, 2023. We encourage readers to consider this information in conjunction with the City's financial statements, which follow.

2023 FINANCIAL HIGHLIGHTS

- Receipts from the City's governmental activities increased 39.5% or \$5,985,993 from fiscal year 2022 to fiscal 2023. The increase in receipts is primarily a result of an increase in capital projects.
- Disbursements of the City's governmental activities increased 6.6% or \$922,013 from fiscal 2022 to fiscal 2023. The increase in disbursements was primarily the result of more expenditures for public safety and public works.
- The City's total cash basis net position increased \$4,020,877 from June 30, 2022 to June 30, 2023. Of this amount, the cash basis net position of the governmental activities increased \$6,166,016 and the cash basis net position of the business-type activities decreased by \$2,145,139.

USING THIS ANNUAL REPORT

The annual report consists of a series of financial statements and other information as follows:

Management's Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the City's financial activities.

The Government-wide Financial Statement consists of a Cash Basis Statement of Activities and Net Position. This statement provides information about the activities of the City as a whole and presents an overall view of the City's finances.

The Fund Financial Statements tell how governmental services and business-type activities were financed in the short term as well as what remains for future spending. Fund financial statements report the City's operation in more detail than the government-wide statement by providing information about the most significant funds.

Notes to Financial Statements provide additional information essential to a full understanding of the data provided in the basic financial statements.

Other Information further explains and supports the financial statements with a comparison of the City's budget for the year and the City's proportionate share of the net pension liabilities and related contributions.

Supplementary Information provides detailed information about the non-major governmental funds and the City's indebtedness. In addition, the Schedule of Expenditures of Federal Awards provides details of various federal programs benefiting the City.

Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles. Therefore, when reviewing the financial information and discussion within this annual report, readers should keep in mind the limitations resulting from the use of the cash basis of accounting.

REPORTING THE CITY'S FINANCIAL ACTIVITIES

Government-wide Financial Statement

One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The Cash Basis Statement of Activities and Net Position reports information that helps answer this question.

The Cash Basis Statement of Activities and Net Position presents the City's cash basis net position. Over time, increases or decreases in the City's net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Cash Basis Statement of Activities and Net Position is divided into two kinds of activities:

- Governmental Activities include public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service and capital projects. Property tax and state and federal grants finance most of these activities.
- Business-type Activities include the sewer, bridge and solid waste funds. These activities are financed primarily by user charges.

Fund Financial Statements

The City has two kinds of funds:

- 1) Governmental funds account for most of the City's basic services. These focus on how money flows into and out of those funds, and the balances at year-end that are available for spending. The governmental funds include: 1) the General Fund, 2) the Special Revenue Funds, such as Road Use Tax, Local Option Sales Tax, Urban Renewal Tax Increment Financing (TIF) and Employee Benefits, 3) the Debt Service Fund, 4) the Capital Projects Funds and 5) Permanent Funds. The governmental fund financial statements provide a detailed, short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. The required financial statement for governmental funds includes a Statement of Cash Receipts, Disbursements and Changes in Cash Balances.
- 2) Proprietary funds account for the City's Enterprise Funds. Enterprise Funds are used to report business-type activities. The City maintains the Enterprise Funds to provide separate information for the sewer, bridge, and solid waste funds, considered to be major funds of the City. The required financial statement for proprietary funds includes a Statement of Cash Receipts, Disbursements and Changes in Cash Balances.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of financial position. The City's cash balance for governmental activities increased from a year ago, increasing from \$6,839,892 to \$13,005,908. The analysis that follows focuses on the changes in cash basis net position of governmental activities.

Changes in Cash Basis Net Position of Governmental Activities

	Year Ended June 30,	
	<u>2023</u>	<u>2022</u>
Receipts:		
Program receipts:		
Charges for service	\$ 36,049	\$ 633,554
Operating grants, contributions and restricted interest	4,410,818	2,286,170
Capital grants, contributions and restricted interest	74,208	91,062
General receipts:		
Property tax	5,426,890	5,255,797
Local option sales tax	1,308,251	1,584,485
Tax increment financing	1,130,407	1,186,299
Utility excise tax and replacement tax	931,751	1,055,119
Riverboat gaming tax	445,102	470,553
Hotel/motel tax	324,327	276,769
Unrestricted interest on investments	131,141	154,186
Bond/note proceeds	5,070,019	-
Other general receipts and transfers	<u>1,859,834</u>	<u>2,168,810</u>
Total receipts	<u>21,148,797</u>	<u>15,162,804</u>
Disbursements:		
Public safety	5,994,202	5,394,760
Public works	2,908,248	2,385,476
Culture and recreation	1,872,560	1,725,596
Community and economic development	325,048	279,461
General government	1,682,153	1,856,170
Debt service	1,991,554	2,121,185
Capital projects	<u>209,016</u>	<u>298,120</u>
Total disbursements	<u>14,982,781</u>	<u>14,060,768</u>
Change in cash basis net position	6,166,016	1,102,036
Cash basis net position beginning of year	<u>6,839,892</u>	<u>5,737,856</u>
Cash basis net position end of year	\$ <u>13,005,908</u>	\$ <u>6,839,892</u>

The City's total receipts for governmental activities increased 39.5% or \$5,985,993. The total cost (disbursements) of all programs and services increased 6.6% or \$922,013. The increase in receipts is primarily a result of an increase in capital projects. The increase in disbursements was primarily the result of more expenditures for public safety and public works.

The cost of all governmental activities this year was \$14,982,781 compared to \$14,060,768 last year. However, as shown in the Statement of Activities and Net Position on pages 12 and 13, the amount that our taxpayers ultimately financed for these activities through City taxes was \$10,461,706 because some of the cost was paid by those directly benefited from the programs \$36,049 or by other governments and organizations that subsidized certain programs with grants and contributions \$4,485,026.

Changes in Cash Basis Net Position of Business-Type Activities

	Year Ended June 30,	
	2023	2022
Receipts:		
Program receipts:		
Charges for service:		
Sewer	\$ 2,962,184	\$ 5,628,567
Bridge	225,672	217,079
Solid waste	950,683	904,779
Capital grants, contributions, and restricted interest:		
Sewer	124	216
Bridge	82,420	48,417
General receipts:		
Note proceeds	-	1,830,173
Miscellaneous	28,851	35,138
Total receipts	<u>4,249,934</u>	<u>8,664,369</u>
Disbursements:		
Sewer	4,819,830	3,705,332
Bridge	376,543	422,404
Solid waste	948,700	902,144
Total disbursements	<u>6,145,073</u>	<u>5,029,880</u>
Other financing (uses)	<u>(250,000)</u>	<u>(241,965)</u>
Change in cash basis net position	(2,145,139)	3,392,524
Cash basis net position beginning of year	<u>8,472,469</u>	<u>5,079,945</u>
Cash basis net position end of year	<u>\$ 6,327,330</u>	<u>\$ 8,472,469</u>

Total business-type activities receipts for the fiscal year decreased \$4,414,435 or 50.9%. The decrease in receipts was primarily the result of decreases in sewer charges.

Total business-type activities disbursements increased \$1,115,193 or 22.2% from the prior year. This resulted primarily from decreases in disbursements by the Sewer and Solid Waste Funds.

INDIVIDUAL MAJOR GOVERNMENTAL FUND ANALYSIS

The City uses fund accounting to ensure and demonstrate compliance with finance – related legal requirements. The focus of the City's funds is to provide information on near-term inflows, outflows and cash balances of spendable resources. The following are the major reasons for the changes in fund balances of the major funds from the prior year.

- The General Fund is the chief operating fund of the City. The cash balance increased \$1,235,353 from the prior year to \$4,524,797 due to an increase in licenses and permits, use of money and property and intergovernmental into the fund.
- The Road Use Tax Fund (RUTF) cash balance decreased \$120,888 to \$1,321,337 due to disbursements exceeding receipts during the current year.
- The Local Option Sales Tax cash balance decreased \$32,907 to \$777,608. This decrease was due to transfers out exceeding other city tax receipts of the fund.
- The Employee Benefits Fund decreased \$108,638 to \$695,176 due to an increase in transfers out of the fund.
- The Urban Renewal TIF Fund increased \$1,131 to a deficit of (\$152,501) due to tax increment financing receipts exceeding transfers out of the fund.

INDIVIDUAL MAJOR GOVERNMENTAL FUND ANALYSIS (Continued)

- The Debt Service Fund decreased \$26,573 to a deficit of (\$4,332) due to an increase in debt service disbursements.
- The Capital Projects Fund increased \$5,027,925 to \$4,853,634 due to an increase in receipts into the fund.
- The Cemetery Perpetual Care Fund increased \$2,708 to \$508,270 due to receipts exceeding disbursements during the current year.

INDIVIDUAL MAJOR BUSINESS TYPE FUND ANALYSIS

- The Sewer Fund cash balance decreased \$2,083,895 to \$3,951,243 due to an increase in capital project and debt service disbursements.
- The Bridge Fund cash balance decreased \$64,083 to \$2,163,140 due to disbursements exceeding receipts.
- The Solid Waste Fund cash balance increased \$2,839 to \$212,947 due to an increase in receipts.

BUDGETARY HIGHLIGHTS

In accordance with the Code of Iowa, the City Council annually adopts a budget following required public notice and hearings for all funds. Although the budget document presents functional disbursements by fund, the legal level of control is at the aggregated function level, not at the fund or fund-type level. The budget may be amended during the year utilizing similar statutorily prescribed procedures. Over the course of the year, the City amended its operating budget one time. The amendment was approved on May 4, 2023 and resulted in a \$1,756,267 decrease in budgeted revenues and a \$3,294,539 decrease in budgeted operating disbursements. The City exceeded the amount budgeted in the Culture and Recreation, General Government, Capital Projects, and Business-Type functions for the year ended June 30, 2023.

DEBT ADMINISTRATION

At June 30, 2023, the City had \$27,808,241 in bonds and other long-term debt outstanding, compared to \$25,271,241 last year as shown below.

	<u>Outstanding Debt at Year End</u>	
	June 30,	
	<u>2023</u>	<u>2022</u>
General obligation bonds/notes	\$ 16,790,000	\$ 13,485,000
Revenue notes	<u>11,018,241</u>	<u>11,786,241</u>
Total	\$ <u>27,808,241</u>	\$ <u>25,271,241</u>

The Constitution of the State of Iowa limits the amount of general obligation debt cities can issue to 5% of the assessed value of all taxable property within the City's corporate limits. The City's outstanding general obligation and Tax Increment Financing (TIF) debt of \$16,790,000 is below its constitutional debt limit of \$32,986,419. Additional information about the City's long-term debt is presented in Note 3 to the financial statements.

More detailed information about the City's long-term liabilities is presented in Note 3 to the financial statements. It is important to note that all revenues derived from Keokuk Senior Housing TIF are directed toward internal debt service and bank debt for the industrial development project is being serviced from TIF revenues from that project.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The City of Keokuk, Iowa's elected, and appointed officials and citizens considered many factors when setting the fiscal year 2023 budget, tax rates and fees charged for various City activities. One of those factors is the economy. The Lee County unemployment rate now stands at 4.1% versus 4.7% a year ago. This compares with the State's unemployment rate of 3.0% and the national rate of 3.8%.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES (continued)

The continued poor economy, high unemployment regionally, the increased cost of public pensions and a rollback on commercial property taxable valuation has caused the City to continue to experience cuts in revenues resulting in decreased operating revenues for the City especially in general fund departmental operations. There is also concern regarding future property tax revenues resulting from State legislation which could overhaul the property tax system. Changes are currently in effect and will significantly impact the City in future years.

EXCLUDED COMPONENT UNITS

Keokuk Municipal Waterworks (Waterworks) is a component unit of the City of Keokuk, Iowa. Waterworks and the City of Keokuk, Iowa are considered separate legal entities. Waterworks meets the component unit definition because the City Council appoints the Board of Trustees of Waterworks. However, since Waterworks operates under the accrual method of accounting and the City of Keokuk, Iowa operates under the cash method of accounting, this component unit has not been presented in the accompanying financial statements. The financial statements of Waterworks are available at Waterworks' office, 20 North 4th Street, Keokuk, Iowa.

Keokuk Public Library Foundation (Foundation) is a component unit of the City of Keokuk, Iowa. The Foundation, a separate legal entity, exists for the purpose of attracting funds to benefit the Public Library which serves the Keokuk area and to disburse those funds in a manner which will benefit the Library. The Foundation meets the definition of a component unit since it raises funds on behalf of the Library. The financial statements of the Foundation have not been audited, so this component unit has not been presented in the accompanying financial statements.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City Administrator at 501 Main Street, Keokuk, Iowa 52632 or telephone at 319-524-2050.

BASIC FINANCIAL STATEMENTS

CITY OF KEOKUK, IOWA

CASH BASIS STATEMENT OF ACTIVITIES AND NET POSITION
AS OF AND FOR THE YEAR ENDED JUNE 30, 2023

Functions/Programs:	Program Receipts			
	<u>Disbursements</u>	<u>Charges for Services</u>	<u>Operating Grants, Contributions and Restricted Interest</u>	<u>Capital Grants, Contributions and Restricted Interest</u>
Governmental activities:				
Public safety	\$ 5,994,202	\$ 16,430	\$ 820,517	\$ -
Public works	2,908,248	-	2,112,800	-
Culture and recreation	1,872,560	19,619	51,534	-
Community and economic development	325,048	-	43,777	-
General government	1,682,153	-	130,825	-
Debt service	1,991,554	-	-	-
Non-program general revenue	-	-	1,251,365	-
Capital projects	209,016	-	-	74,208
Total governmental activities	14,982,781	36,049	4,410,818	74,208
Business-type activities:				
Sewer	4,819,830	2,962,184	-	124
Bridge	376,543	225,672	-	82,420
Solid waste	948,700	950,683	-	-
Total business-type activities	6,145,073	4,138,539	-	82,544
Total	\$ 21,127,854	\$ 4,174,588	\$ 4,410,818	\$ 156,752
General receipts:				
Property and other city tax levied for:				
General purposes				
Debt service				
Tax increment financing				
Local option sales tax				
Utility excise tax				
Riverboat gaming tax				
Hotel/motel tax				
Unrestricted investment earnings				
Proceeds from capital loan notes				
Miscellaneous				
Transfers				
Total general receipts				
Change in cash basis net position				
Cash basis net position beginning of year				
Cash basis net position end of year				
<u>Cash Basis Net Position</u>				
Restricted:				
Nonexpendable:				
Cemetery perpetual care				
Expendable:				
Debt service				
Local option sales tax				
Employee benefits				
Streets				
Urban renewal purposes				
Other purposes				
Unrestricted				
Total cash basis net position				

Net (Disbursements) Receipts and
Changes in Cash Basis Net Position

Governmental Activities	Business-Type Activities	Total
\$ (5,157,255)	\$ -	\$ (5,157,255)
(795,448)	-	(795,448)
(1,801,407)	-	(1,801,407)
(281,271)	-	(281,271)
(1,551,328)	-	(1,551,328)
(1,991,554)	-	(1,991,554)
1,251,365	-	1,251,365
(134,808)	-	(134,808)
<u>(10,461,706)</u>	<u>-</u>	<u>(10,461,706)</u>
-	(1,857,522)	(1,857,522)
-	(68,451)	(68,451)
-	1,983	1,983
<u>-</u>	<u>(1,923,990)</u>	<u>(1,923,990)</u>
<u>(10,461,706)</u>	<u>(1,923,990)</u>	<u>(12,385,696)</u>
4,590,253	-	4,590,253
836,637	-	836,637
1,130,407	-	1,130,407
1,308,251	-	1,308,251
931,751	-	931,751
445,102	-	445,102
324,327	-	324,327
131,141	-	131,141
5,070,019	-	5,070,019
1,609,834	28,851	1,638,685
250,000	(250,000)	-
<u>16,627,722</u>	<u>(221,149)</u>	<u>16,406,573</u>
6,166,016	(2,145,139)	4,020,877
<u>6,839,892</u>	<u>8,472,469</u>	<u>15,312,361</u>
\$ <u>13,005,908</u>	\$ <u>6,327,330</u>	\$ <u>19,333,238</u>
\$ 508,270	\$ -	\$ 508,270
(4,332)	122,100	117,768
777,608	-	777,608
695,176	-	695,176
1,321,337	-	1,321,337
(152,501)	-	(152,501)
481,919	-	481,919
<u>9,378,431</u>	<u>6,205,230</u>	<u>15,583,661</u>
\$ <u>13,005,908</u>	\$ <u>6,327,330</u>	\$ <u>19,333,238</u>

CITY OF KEOKUK, IOWA

**STATEMENT OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES
GOVERNMENTAL FUNDS
AS OF AND FOR THE YEAR ENDED JUNE 30, 2023**

	Special Revenue				
	General	Road Use Tax	Local Option Sales Tax	Employee Benefits	Urban Renewal TIF
RECEIPTS:					
Property tax	\$ 2,439,929	\$ -	\$ -	\$ 2,075,215	\$ -
Tax increment financing	-	-	-	-	1,130,407
Other city tax	1,200,537	-	1,308,251	394,112	-
Licenses and permits	1,030,997	-	-	-	-
Use of money and property	247,888	-	-	12	-
Intergovernmental	1,793,609	1,362,351	-	-	-
Charges for service	107,922	-	-	-	-
Miscellaneous	1,350,620	-	-	-	-
Total receipts	<u>8,171,502</u>	<u>1,362,351</u>	<u>1,308,251</u>	<u>2,469,339</u>	<u>1,130,407</u>
DISBURSEMENTS:					
Operating:					
Public safety	5,994,202	-	-	-	-
Public works	1,273,609	1,634,639	-	-	-
Culture and recreation	1,832,731	-	-	39,829	-
Community and economic development	147,544	-	-	-	-
General government	1,682,153	-	-	-	-
Debt service	-	-	-	-	4,914
Capital projects	-	-	-	-	-
Total disbursements	<u>10,930,239</u>	<u>1,634,639</u>	<u>-</u>	<u>39,829</u>	<u>4,914</u>
Excess (deficiency) of receipts over (under) disbursements	<u>(2,758,737)</u>	<u>(272,288)</u>	<u>1,308,251</u>	<u>2,429,510</u>	<u>1,125,493</u>
Other financing sources (uses):					
Sale of assets	16,184	-	-	-	-
Transfers in	4,426,230	151,400	-	-	-
Transfers out	<u>(448,324)</u>	<u>-</u>	<u>(1,341,158)</u>	<u>(2,538,148)</u>	<u>(1,124,362)</u>
Total other financing sources (uses)	<u>3,994,090</u>	<u>151,400</u>	<u>(1,341,158)</u>	<u>(2,538,148)</u>	<u>(1,124,362)</u>
Change in cash balances	1,235,353	(120,888)	(32,907)	(108,638)	1,131
CASH BALANCES - Beginning of year	<u>3,289,444</u>	<u>1,442,225</u>	<u>810,515</u>	<u>803,814</u>	<u>(153,632)</u>
CASH BALANCES - End of year	\$ <u>4,524,797</u>	\$ <u>1,321,337</u>	\$ <u>777,608</u>	\$ <u>695,176</u>	\$ <u>(152,501)</u>
Cash Basis Fund Balances					
Nonspendable - Cemetery perpetual care	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:					
Debt service	-	-	-	-	-
America Rescue Plan Act projects	-	-	-	-	-
Local option sales tax	-	-	777,608	-	-
Employee benefits	-	-	-	695,176	-
Streets	-	1,321,337	-	-	-
Urban renewal purposes	-	-	-	-	(152,501)
Other purposes	-	-	-	-	-
Unassigned	<u>4,524,797</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total cash basis fund balances	\$ <u>4,524,797</u>	\$ <u>1,321,337</u>	\$ <u>777,608</u>	\$ <u>695,176</u>	\$ <u>(152,501)</u>

EXHIBIT B

Permanent					
Cemetery Perpetual Care	Debt Service	Capital Projects	Other Nonmajor Governmental	Total	
\$ -	\$ 836,637	\$ -	\$ 75,109	\$ 5,426,890	
-	-	-	-	1,130,407	
-	133,184	-	101,145	3,137,229	
-	-	-	-	1,030,997	
-	-	-	-	247,900	
-	31,271	-	128,255	3,315,486	
-	-	-	-	107,922	
<u>2,708</u>	-	<u>5,132,454</u>	-	<u>6,485,782</u>	
<u>2,708</u>	<u>1,001,092</u>	<u>5,132,454</u>	<u>304,509</u>	<u>20,882,613</u>	
-	-	-	-	5,994,202	
-	-	-	-	2,908,248	
-	-	-	-	1,872,560	
-	-	-	177,504	325,048	
-	-	-	-	1,682,153	
-	1,986,640	-	-	1,991,554	
-	-	209,016	-	209,016	
-	<u>1,986,640</u>	<u>209,016</u>	<u>177,504</u>	<u>14,982,781</u>	
<u>2,708</u>	<u>(985,548)</u>	<u>4,923,438</u>	<u>127,005</u>	<u>5,899,832</u>	
-	958,975	213,600	60,900	16,184	
-	-	(109,113)	-	5,811,105	
-	<u>958,975</u>	<u>104,487</u>	<u>60,900</u>	<u>(5,561,105)</u>	
2,708	(26,573)	5,027,925	187,905	6,166,016	
<u>505,562</u>	<u>22,241</u>	<u>(174,291)</u>	<u>294,014</u>	<u>6,839,892</u>	
\$ <u>508,270</u>	\$ <u>(4,332)</u>	\$ <u>4,853,634</u>	\$ <u>481,919</u>	\$ <u>13,005,908</u>	
\$ 508,270	\$ -	\$ -	\$ -	\$ 508,270	
-	(4,332)	-	-	(4,332)	
-	-	-	-	777,608	
-	-	-	-	695,176	
-	-	-	-	1,321,337	
-	-	-	-	(152,501)	
-	-	-	481,919	481,919	
-	-	<u>4,853,634</u>	-	<u>9,378,431</u>	
\$ <u>508,270</u>	\$ <u>(4,332)</u>	\$ <u>4,853,634</u>	\$ <u>481,919</u>	\$ <u>13,005,908</u>	

STATEMENT OF CASH RECEIPTS, DISBURSEMENTS AND CHANGES IN CASH BALANCES
PROPRIETARY FUNDS
AS OF AND FOR THE YEAR ENDED JUNE 30, 2023

	Enterprise			
	Sewer	Bridge	Solid Waste	Total
<u>Operating receipts:</u>				
Charges for service	\$ 2,962,184	\$ 225,672	\$ 950,683	\$ 4,138,539
<u>Operating disbursements:</u>				
Business-type activities	2,891,878	376,543	864,382	4,132,803
Excess (deficiency) of operating receipts over (under) operating disbursements	70,306	(150,871)	86,301	5,736
<u>Non-operating receipts (disbursements):</u>				
Capital projects	(980,106)	-	-	(980,106)
Debt service	(947,846)	-	(84,318)	(1,032,164)
Interest on investments	124	82,420	-	82,544
Miscellaneous	23,627	4,368	856	28,851
Total non-operating receipts (disbursements)	(1,904,201)	86,788	(83,462)	(1,900,875)
Excess (deficit) of receipts over (under) disbursements	(1,833,895)	(64,083)	2,839	(1,895,139)
Proceeds from capital loan notes	-	-	-	-
Premium on capital loan notes issued	-	-	-	-
Transfers in	3,090,222	-	-	3,090,222
Transfers out	(3,340,222)	-	-	(3,340,222)
Change in cash balances	(2,083,895)	(64,083)	2,839	(2,145,139)
<u>CASH BALANCES</u> - Beginning of year	6,035,138	2,227,223	210,108	8,472,469
<u>CASH BALANCES</u> - End of year	\$ 3,951,243	\$ 2,163,140	\$ 212,947	\$ 6,327,330
<u>Cash Basis Fund Balances</u>				
Restricted for debt service	\$ -	\$ -	122,100	\$ 122,100
Unrestricted	3,951,243	2,163,140	90,847	6,205,230
Total cash basis fund balances	\$ 3,951,243	\$ 2,163,140	\$ 212,947	\$ 6,327,330

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Keokuk, Iowa is a political subdivision of the State of Iowa located in Lee County. It was first incorporated in 1851 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens, including public safety, public works, culture and recreation, community and economic development, and general government services. The City also provides sewer and solid waste utilities for its citizens.

A. Reporting Entity

Except as discussed below, for financial reporting purposes, the City of Keokuk, Iowa has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the City.

These financial statements present the City of Keokuk, Iowa (the primary government).

Excluded Component Units

Keokuk Municipal Waterworks (Waterworks) is a component unit of the City of Keokuk, Iowa. Waterworks and the City of Keokuk, Iowa are considered separate legal entities. Waterworks meets the component unit definition because the City Council appoints the Board of Trustees of Waterworks. However, since Waterworks operates under the accrual basis of accounting and the City of Keokuk, Iowa operates under the cash basis of accounting, this component unit has not been presented in the accompanying financial statements. The financial statements of Waterworks are available at Waterworks' office, 20 North 4th Street, Keokuk, Iowa.

Keokuk Public Library Foundation (Foundation) is a component unit of the City of Keokuk, Iowa. The Foundation, a separate legal entity, exists for the purpose of attracting funds to benefit the Public Library which serves the Keokuk area and to disburse those funds in a manner which will benefit the Library. The Foundation meets the definition of a component unit since it raises funds on behalf of the Library. The financial statements of the Foundation have not been audited, so this component unit has not been presented in the accompanying financial statements.

Jointly Governed Organizations

The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: Keokuk Economic Development Corporation and Great River Regional Waste Authority. See note 13 for further information.

B. Basis of Presentation

Government-wide Financial Statement – The Cash Basis Statement of Activities and Net Position reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for service.

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Basis of Presentation (Continued)

The Cash Basis Statement of Activities and Net Position presents the City's nonfiduciary net position. Net position is reported in the following categories/components:

Nonexpendable restricted net position is subject to externally imposed stipulations which require the cash balance to be maintained permanently by the City, including the City's Permanent funds.

Expendable restricted net position results when constraints placed on the use of cash balances are either externally imposed or are imposed by law through constitutional provisions or enabling legislation. Enabling legislation did not result in any restricted net position.

Unrestricted net position consists of cash balances not meeting the definition of the preceding categories. Unrestricted net position is often subject to constraints imposed by management which can be removed or modified.

The Cash Basis Statement of Activities and Net Position demonstrate the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants, contributions and interest on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements – Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as nonmajor governmental funds.

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. All general tax receipts from general and emergency levies and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges and the capital improvement costs not paid from other funds.

Special Revenue –

The Road Use Tax Fund is used to account for road use tax allocation from the State of Iowa to be used for road construction and maintenance.

The Local Option Sales Tax Fund is used to account for the revenues from the tax authorized by referendum and is used for property tax relief, infrastructure and parks and recreation services.

The Employee Benefits Fund is used to account for property tax and other receipts to be used for the payment of the City's governmental fund employee benefits.

The Urban Renewal TIF Fund is used to account for tax increment financing collections and the repayment of tax increment financing indebtedness.

The Debt Service Fund is used to account for property tax and other receipts to be used for the payment of interest and principal on the City's general long-term debt.

The Capital Projects Fund is used to account for all resources used in the acquisition and construction of capital facilities.

The Cemetery Perpetual Care Fund is used to account for all resources related to cemetery servicing and maintenance.

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Basis of Presentation (Continued)

The City reports the following major proprietary funds:

The Sewer Fund accounts for the operation and maintenance of the City's wastewater treatment and sanitary sewer system.

The Bridge Fund accounts for the operation and maintenance of the City's bridge.

The Solid Waste Fund accounts for the operation and maintenance of the City's solid waste system.

C. Measurement Focus and Basis of Accounting

The City of Keokuk, Iowa maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general receipts. Thus, when program disbursements are paid, there are both restricted and unrestricted cash basis net position available to finance the programs. It is the City's policy to first apply cost reimbursement grant resources to such programs, followed by categorical block grants and then by general receipts.

When a disbursement can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the disbursement toward restricted fund balance and then to less-restrictive classifications – committed, assigned and then unassigned fund balances.

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

D. Property Taxes and Governmental Cash Basis Fund Balances:

The following accounting policies are followed in preparing the financial statements:

Property tax revenues recognized in the governmental funds become due and collectible in September and March of the current fiscal year with a 1½% per month penalty for delinquent payments; is based on January 1, 2021 assessed property valuations; is for the tax accrual period July 1, 2023 through June 30, 2024 and reflects tax asking contained in the budget certified to the City Council in March 2022.

In the governmental fund financial statements, cash basis fund balances are classified as follows:

Nonspendable – Amounts which cannot be spent because they are legally or contractually required to be maintained intact.

Restricted – Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors, or state or federal laws or imposed by law through constitutional provisions or enabling legislation.

Unassigned – All amounts not included in the preceding classifications.

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Other Information. During the year ended June 30, 2023, the City exceeded the amount budgeted in the Culture and Recreation, General Government, Capital Projects, and Business-Type functions.

NOTE 2: CASH AND POOLED INVESTMENTS

The City's deposits in banks at June 30, 2023 were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds.

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

At June 30, 2023, the City held the following investments:

<u>Type</u>	<u>Carrying Amount</u>	<u>Fair Value</u>	<u>Maturity</u>
United States Treasury Note	<u>1,102,460</u>	<u>1,102,460</u>	2/15/2041
Total	\$ <u>1,102,460</u>	\$ <u>1,102,460</u>	

The City uses the fair value hierarchy established by generally accepted accounting principles based on the valuation inputs used to measure fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs.

The recurring fair values of the investments listed above were determined using quoted market prices. (Level 1 inputs).

In addition, the City had investments in the Iowa Public Agency Investment Trust which are valued at an amortized cost of \$841,054 pursuant to Rule 2a-7 under the Investment Company Act of 1940 and are not subject to risk categorization.

Interest rate risk – The City's investment policy limits the investment of operating funds (funds expected to be expended in the current budget year or within 15 months of receipt) to instruments that mature within 397 days. Funds not identified as operating funds may be invested in investments with maturities longer than 397 days, but the maturities shall be consistent with the needs and use of the City.

Credit risk – The City's investment in the Iowa Public Agency Investment Trust and United States Treasury Notes are unrated.

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 3: BONDS AND NOTES PAYABLE

A summary of the City's June 30, 2023 general obligation and revenue bond indebtedness is as follows:

<u>Year Ending</u>	<u>Revenue Notes</u>		<u>General Obligation and Refunding Capital Loan Notes</u>	
<u>June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2024	\$ 3,027,241	\$ 153,037	\$ 1,750,000	\$ 557,864
2025	795,000	143,794	1,570,000	500,459
2026	807,000	128,555	1,570,000	454,259
2027	816,200	112,408	1,300,000	407,537
2028	824,000	95,941	1,115,000	376,158
2029 – 2033	3,731,000	236,503	3,990,000	1,435,278
2034 – 2038	1,018,000	14,504	3,485,000	837,814
2039 – 2042	-	-	<u>2,010,000</u>	<u>200,200</u>
Total	\$ <u>11,018,241</u>	\$ <u>884,742</u>	\$ <u>16,790,000</u>	\$ <u>4,769,569</u>

<u>Year Ending</u>	<u>Total</u>	
<u>June 30,</u>	<u>Principal</u>	<u>Interest</u>
2024	4,777,241	710,901
2025	2,365,000	644,253
2026	2,377,000	582,814
2027	2,116,200	519,945
2028	1,939,000	472,099
2029 – 2033	7,721,000	1,671,781
2034 – 2038	4,503,000	852,318
2039 – 2042	<u>2,010,000</u>	<u>200,200</u>
Total	\$ <u>27,808,441</u>	\$ <u>5,654,311</u>

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 3: BONDS AND NOTES PAYABLE (Continued)

Revenue Notes

The City has pledged future solid waste customer receipts, net of specified operating disbursements, to repay \$695,000 in solid waste revenue notes issued in July 2020. The notes are payable solely from solid waste customer net receipts and are payable through 2030. The total principal and interest remaining to be paid on the notes is \$459,398. For the current year, principal and interest paid and total customer net receipts were \$82,420 and \$86,301 respectively.

The City has pledged future sewer customer receipts, net of specified operating disbursements, to repay \$19,412,182 in sewer revenue notes issued between January 2010 and September 2020. The notes are payable solely from sewer customer net receipts and are payable through 2035. The total principal and interest remaining to be paid on the notes is \$10,350,135. For the current year, principal and interest paid and total customer net receipts were \$986,481 and \$2,891,878, respectively.

The resolutions providing for the issuance of the revenue notes include the following provisions:

- a) The notes will only be redeemed from the future earnings of the enterprise activity and the bond holders hold a lien on the future earnings of the funds.
- b) A Solid Waste Enterprise Revenue Debt Service Reserve Fund of \$122,100 shall be maintained and used solely for the purpose of paying principal of and interest on the Note and Parity Obligations as the same shall become due and payable.
- c) Solid Waste Net Revenues must be sufficient to produce and maintain net revenues at a level not less than 130% of the principal and interest requirements of the fiscal year.
- d) Sewer Net Revenues must be sufficient to produce and maintain net revenues at a level not less than 110% of the principal and interest requirements of the fiscal year.
- e) Sufficient monthly transfers shall be made to separate solid waste revenue bond sinking accounts for the purpose of making the bond principal and interest payments when due.

During fiscal year 2023, sufficient user rates were not established at a level to produce net revenues equal to at least 130% of the principal and interest on the solid waste revenue notes as they become due.

NOTE 4: PENSION PLAN – IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (IPERS)

Plan Description – IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at 7401 Register Drive P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org. IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier based on years of service.
- The member's highest five-year average salary, except for members with service before June 30, 2012 will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 4: PENSION PLAN – IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (IPERS) (Continued)

Pension Benefits (Continued)

Protection occupation members may retire at normal retirement age, which is generally age 55. The formula used to calculate a protection occupation member's monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for more than 22 years of service but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned on or after July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits – A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions – Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. State statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2023, pursuant to the required rate, Regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll for the total rate of 15.73%. Protection occupation members contributed 6.21% of covered payroll and the City contributed 9.31% of covered payroll, for a total rate of 15.52%.

The City's contributions to IPERS for the year ended June 30, 2023 totaled \$281,123.

Net Pension Liability (Asset), Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At June 30, 2023, the City reported a liability of \$1,460,013 for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of June 30, 2022, and the total pension liability (asset) used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability (asset) was based on the City's share of contributions to the IPERS relative to the contributions of all IPERS participating employers. At June 30, 2022, the City's proportion was 0.036785%, which was an increase of 1.0% from its proportion measured as of June 30, 2021.

There were no non-employer contributing entities to IPERS.

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 4: PENSION PLAN – IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (IPERS) (Continued)

Actuarial Assumptions – The total pension liability in the June 30, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation (effective June 30, 2017)	2.60% per annum.
Rates of salary increase (effective June 30, 2017)	3.25% to 16.25% average, including inflation. Rates vary by membership group.
Long-term investment rate of return (effective June 30, 2017)	7.00% compounded annually, net of investment expense, including inflation.
Wage growth (effective June 30, 2017)	3.25% per annum, based on 2.60% inflation and 0.65% real wage inflation.

The actuarial assumptions used in the June 30, 2022 valuation were based on results of a quadrennial experience study covering the period of July 1, 2017 through June 30, 2021.

Mortality rates used in the 2022 valuation were based on the PubG-2010 mortality tables with future mortality improvements modeled using Scale MP-2021.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Asset Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic equity	22.0 %	3.57 %
International equity	17.5	4.79
Global smart beta equity	6.0	4.16
Core plus fixed income	20.0	1.66
Public credit	4.0	3.77
Cash	1.0	0.77
Private equity	13.0	7.57
Private real assets	8.5	3.55
Private credit	8.0	3.63
Total	<u>100.0</u> %	

Discount Rate – The discount rate used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.0%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.0%) or 1% higher (8.0%) than the current rate.

	1% Decrease <u>(6.0%)</u>	Discount Rate <u>(7.0%)</u>	1% Increase <u>(8.0%)</u>
City's proportionate share of the net pension liability:	\$ <u>2,720,180</u>	\$ <u>1,460,013</u>	\$ <u>349,460</u>

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 4: PENSION PLAN – IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (IPERS) (Continued)

IPERS' Fiduciary Net Position – Detailed information about the pension plan's fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

NOTE 5: PENSION PLAN – MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA (MFPRSI)

Plan Description – MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City of Keokuk, Iowa are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org.

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full-service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66% of the member's average final compensation. Members who perform more than 22 years of service receive an additional 2% of the member's average final compensation for each additional year of service, up to a maximum of 8 years. Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen, plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50% surviving spouse benefit.

Active members, at least 55 years of age, with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4 or 5 year DROP period. When electing to participate in DROP, the member signs a contract stating the member will retire at the end of the selected DROP period. During the DROP period, the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

Disability and Death Benefits – Disability benefits may be either accidental or ordinary. Accidental disability is defined as permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60% of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50% of the member's average final compensation, for those with 5 or more years of service or the member's service retirement benefit calculation amount and 25% of average final compensation for those with less than 5 years of service.

Death benefits are similar to disability benefits. Benefits for accidental death are 50% of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40% of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50% of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased annually in accordance with Chapter 411.6 of the Code of Iowa, which provides a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a \$100,000 lump-sum payment.

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2022

NOTE 5: PENSION PLAN – MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA (MFPRSI) (Continued)

Contributions – Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2023.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1% of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa, the City's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 23.90% for the year ended June 30, 2023.

The City's contributions to MFPRSI for the year ended June 30, 2023 was \$659,036.

If approved by the State Legislature, state appropriation may further reduce the City's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa, therefore, is considered to be a nonemployer contributing entity in accordance with the provisions of Governmental Accounting Standards Board Statement No. 67, *Financial Reporting for Pension Plans*.

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2023.

Net Pension Liability, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At June 30, 2023, the City reported a liability of \$4,357,613 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the MFPRSI relative to the contributions of all MFPRSI participating employers. At June 30, 2022, the City's proportion was 0.0077597% which was a decrease of 0.26% from its proportion measured as of June 30, 2021.

For the year ended June 30, 2023, the City's pension expense, deferred outflows of resources and deferred inflows of resources totaled \$411,972, \$2,995,869 and \$(2,770,280), respectively.

Actuarial Assumptions – The total pension liability in the June 30, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation	3%
Salary increases	3.75% to 15.11%, including inflation
Investment rate of return	7.5%, net of investment expense, including inflation

The actuarial assumptions used in the June 30, 2022 valuation were based on the results of an actuarial experience study for the period July 1, 2010 through June 30, 2020.

Mortality rates were based on the RP-2014 Blue Collar Healthy Annuitant Table with males set forward zero years, females set forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 5: PENSION PLAN – MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA (MFPRSI) (Continued)

The long-term expected rate of return on MFPRSI investments was determined using a building-block method in which best-estimate ranges of expected future real rates (i.e., expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Long-Term Expected Real Rate of Return</u>
Broad Fixed Income	3.5 %
Broad U.S. Equity	6.7
Global Equity	6.8
Broad Non-US Equity	7.0
Managed Futures	5.1
Emerging Market	7.2
Real Estate – Core	6.4
Opportunistic Real Estate	11.0
Global Infrastructure	6.8
Private Credit	8.6
Private Equity	12.0

Discount Rate – The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed contributions will be made at 9.40% of covered payroll and the City's contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the MFPRSI's fiduciary net position was projected to be available to make all projected future benefit payments to current plan members. Therefore, the long-term expected rate of return on MFPRSI's investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.50%) or 1% higher (8.50%) than the current rate.

	1% Decrease <u>(6.50%)</u>	Discount Rate <u>(7.50%)</u>	1% Increase <u>(8.50%)</u>
City's proportionate share of the net pension liability (asset)	\$ 7,886,467	\$ 4,357,613	\$ 1,433,909

MFPRSI's Fiduciary Net Position – Detailed information about MFPRSI's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

NOTE 6: OTHER POSTEMPLOYMENT BENEFITS (OPEB)

Plan Description – The City operates a single-employer health benefit plan which provides medical, prescription drug, dental, and vision benefits for employees, retirees and their spouses. There are 146 active and 2 retired members in the plan. Retired participants must be age 55 or older at retirement. The medical, prescription drug, dental and vision benefits are provided through a fully insured plan with Wellmark. Retirees under age 65 pay the same premium for coverage as active employees.

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 6: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (Continued)

Funding Policy – The contribution requirements of plan members are established and may be amended by the City. The City currently finances the benefit plan on a pay-as-you-go basis. The most recent active member monthly premiums for the City and plan members are \$583 for single coverage, \$1,372 for employee/spouse coverage, \$1,359 for employee/child coverage and \$1,615 for family coverage. At June 30, 2023, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

OPEB Benefits – Individuals who are employed by the City and are eligible to participate in the group health, dental and vision plans are eligible to continue benefits upon retirement. Retirees under age 65 pay the same premium for the medical/prescription drug benefits as active employees, which results in an implicit rate subsidy.

NOTE 7: COMPENSATED ABSENCES

City employees accumulate a limited amount of earned but unused vacation and sick leave hours for subsequent use or for payment upon termination, death, or normal retirement. Upon retirement each employee is entitled to 100% of his accumulated sick leave up to a maximum of 71 days or 568 hours. City management employees may accumulate a maximum of 90 days or 720 hours. The fire department employees are entitled to 900 hours of accumulated sick leave due to their longer average work week. Fire and police administration employees are entitled to 720 hours of accumulated sick leave. These accumulations are not recognized as disbursements by the City until used or paid. The City's approximate liability for earned vacation and sick leave payable to employees at June 30, 2023, primarily relating to the General Fund, was \$508,311. This liability has been computed based on rates of pay in effect at June 30, 2023.

NOTE 8: REVOLVING LOAN FUND

The City has entered into an agreement with Southeast Iowa Regional Planning Commission (SEIRPC) to establish a revolving loan fund for commercial business growth and to assist in new business development. The City received a matching grant of \$99,000 from the United States Department of Agriculture – Rural Business Enterprise Grant. The City transferred \$100,000 in fiscal year 2007 to SEIRPC, which administers and manages the revolving loan fund. At June 30, 2023, these loans to businesses had outstanding balances totaling \$84,719. At June 30, 2023, SEIRPC held cash of \$85,704 for the City, which represents loan repayments received from participating businesses that is available to fund future commercial business growth loans.

NOTE 9: LEASE AGREEMENT

The City leases land to Crown Castle in Tolmie Park. The lease has a term of five years and expires January 14, 2026, with the option to renew for six additional five-year periods. The city receives monthly payments of \$1,749 with an implicit interest rate of 2%.

Future principal and interest lease payments as of June 30, 2023 are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 20,149	\$ 839	\$ 20,988
2025	20,556	432	20,988
2026	<u>10,433</u>	<u>61</u>	<u>10,494</u>
Totals	\$ <u>51,138</u>	\$ <u>1,332</u>	\$ <u>52,470</u>

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 10: RELATED PARTY TRANSACTIONS

Keokuk Municipal Waterworks pays the City on an annual basis in lieu of taxes. This amounted to \$200,000 for the year ended June 30, 2023.

NOTE 11: RISK MANAGEMENT

The City is a member in the Iowa Communities Assurance Pool, as allowed by Chapter 670.7 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 794 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials' liability, police professional liability, property, inland marine, and boiler/machinery. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual casualty operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses estimated for the fiscal year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained at a level determined by the Board not to exceed 300% of basis rate.

The Pool also provides property coverage. Members who elect such coverage make annual property operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses, reinsurance premiums, losses and loss expenses for property risks estimated for the fiscal year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The City's property and casualty contributions to the risk pool are recorded as disbursements from its operating funds at the time of payment to risk pool. The City's contributions to the Pool for the year ended June 30, 2023 were \$251,893.

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional, and public officials' liability risks up to \$500,000 per claim. Claims exceeding \$500,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of risk-sharing protection provided by the City's risk-sharing certificate. Property and automobile physical damage risks are retained by the Pool up to \$250,000 each occurrence, each location. Property risks exceeding \$250,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of the risk-sharing protection provided by the City's risk-sharing certificate.

The Pool's intergovernmental contract with its members provides that in the event a casualty claim, property loss or series of claims or losses exceeds the amount of risk-sharing protection provided by the City's risk-sharing certificate, or in the event that a casualty claim, property loss or series of claims or losses exhausts the Pool's funds and any excess risk-sharing recoveries, then payment of such claims or losses shall be the obligation of the respective individual member against whom the claim was made or the loss was incurred. As of June 30, 2023, settled claims have not exceeded the risk pool or reinsurance coverage since the Pool's inception.

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 11: RISK MANAGEMENT (continued)

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all casualty claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Upon withdrawal, a formula set forth in the Pool's intergovernmental contract with its members is applied to determine the amount (if any) to be refunded to the withdrawing member.

The City also carries commercial insurance purchased from other insurers for coverage associated with workmen's compensation and various types of liability insurance. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

NOTE 12: INTERFUND TRANSFERS

The detail of interfund transfers for the year ended June 30, 2023 is as follows:

<u>Transfer to</u>	<u>Transfer from</u>	<u>Amount</u>
General	Employee Benefits	\$ 2,538,148
	Lost	1,341,158
	Riverfront Barge	109,113
	Park Maintenance & Improvement	164,357
	Sewer	3,340,222
	ARPA	<u>283,967</u>
		<u>7,776,965</u>
Capital Projects	TIF	<u>1,124,362</u>
		\$ <u>1,124,362</u>
		<u>8,901,327</u>

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse the resources.

NOTE 13: JOINTLY GOVERNED ORGANIZATION

The City is a participant in Great River Regional Waste Authority, a political subdivision pursuant to the Code of Iowa Chapter 28E. The purpose of the agreement is to provide area governments with solid waste disposal sources. The City currently provides one member of the five-member board. The City paid \$250,971 in fees in fiscal year June 30, 2023. Great River Regional Waste Authority's audited financial statements are available at City Hall.

CITY OF KEOKUK, IOWA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 14: TAX ABATEMENTS

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2023, the City abated \$481,203 of property tax under the urban renewal and economic development projects.

NOTE 15: DEFICIT BALANCE

The Debt Service Fund and Urban Renewal Tif Fund had balances of (\$4,332) and (\$152,501) respectively at June 30, 2023. The balances were a result of disbursements exceeding receipts within the funds.

NOTE 16: SUBSEQUENT EVENTS

The City has evaluated subsequent events through March 19, 2024, the date statements were available to be issued.

OTHER INFORMATION

CITY OF KEOKUK, IOWA

BUDGETARY COMPARISON SCHEDULE
OF RECEIPTS, DISBURSEMENTS, AND CHANGES IN BALANCES -
BUDGET AND ACTUAL (CASH BASIS) - ALL GOVERNMENTAL FUNDS AND PROPRIETARY FUNDS
OTHER INFORMATION
YEAR ENDED JUNE 30, 2023

	Governmental Funds <u>Actual</u>	Proprietary Funds <u>Actual</u>	<u>Total</u>
<u>RECEIPTS:</u>			
Property tax	\$ 5,426,890	\$ -	\$ 5,426,890
Tax increment financing collections	1,130,407	-	1,130,407
Other city taxes	3,137,229	-	3,137,229
Use of money and property	1,030,997	82,544	1,113,541
License and permits	247,900	-	247,900
Intergovernmental	3,315,486	-	3,315,486
Charges for service	107,922	4,138,539	4,246,461
Miscellaneous	<u>6,485,782</u>	<u>28,851</u>	<u>6,514,633</u>
Total receipts	<u>20,882,613</u>	<u>4,249,934</u>	<u>25,132,547</u>
<u>DISBURSEMENTS:</u>			
Public safety	5,994,202	-	5,994,202
Public works	2,908,248	-	2,908,248
Culture and recreation	1,872,560	-	1,872,560
Community and economic development	325,048	-	325,048
General government	1,682,153	-	1,682,153
Debt service	1,991,554	-	1,991,554
Capital projects	209,016	-	209,016
Business-type	-	<u>6,145,073</u>	<u>6,145,073</u>
Total disbursements	<u>14,982,781</u>	<u>6,145,073</u>	<u>21,127,854</u>
Excess (deficiency) of receipts over (under) disbursements	5,899,832	(1,895,139)	4,004,693
Other financing sources, net	<u>266,184</u>	<u>(250,000)</u>	<u>16,184</u>
Excess (deficit) of receipts and other financing sources over (under) disbursements and other financing uses	6,166,016	(2,145,139)	4,020,877
<u>BALANCES</u> - Beginning of year	<u>6,839,892</u>	<u>8,472,469</u>	<u>19,806,921</u>
<u>BALANCES</u> - End of year	\$ <u>13,005,908</u>	\$ <u>6,327,330</u>	\$ <u>23,827,798</u>

	Budgeted Amounts		Final to Total Variance
	Original	Final	
\$ 5,333,272	\$ 5,335,306	\$ 91,584	
1,160,107	1,130,107	300	
3,697,397	3,776,750	(639,521)	
190,397	200,506	913,035	
69,115	69,831	178,069	
3,866,727	3,332,350	(16,864)	
5,763,680	4,350,448	(103,987)	
1,146,800	1,275,930	5,238,703	
<u>21,227,495</u>	<u>19,471,228</u>	<u>5,661,319</u>	
5,942,459	6,148,392	154,190	
2,684,763	3,178,421	270,173	
2,896,525	1,823,680	(48,880)	
1,079,276	718,718	393,670	
1,463,840	1,503,640	(178,513)	
2,001,190	2,001,190	9,636	
264,487	148,800	(60,216)	
8,592,971	6,108,131	(36,942)	
<u>24,925,511</u>	<u>21,630,972</u>	<u>503,118</u>	
(3,698,016)	(2,159,744)	6,164,437	
<u>1,801,800</u>	<u>5,012,914</u>	<u>(4,996,730)</u>	
(1,896,216)	2,853,170	1,167,707	
<u>10,398,496</u>	<u>15,321,915</u>	<u>4,485,006</u>	
\$ <u>8,502,280</u>	\$ <u>18,175,085</u>	\$ <u>5,652,713</u>	

CITY OF KEOKUK, IOWA

NOTES TO OTHER INFORMATION – BUDGETARY REPORTING

JUNE 30, 2023

The budgetary comparison is presented in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis following required public notice and hearing for all funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements known as functions, not by fund. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects and business-type activities. Function disbursements required to be budgeted include disbursements for the General Fund, the Special Revenue Funds, the Debt Service Fund, the Capital Projects Funds, the Permanent Funds and the Enterprise Funds. Although the budget document presents functional disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, one budget amendment resulted in a \$1,756,267 decrease in budgeted revenues and a \$3,294,539 decrease in budgeted disbursements. The budget amendment is reflected in the final budgeted amounts.

During the year ended June 30, 2023, the City exceeded the amount budgeted in the Culture and Recreation, General Government, Capital Projects, and Business-Type functions.

CITY OF KEOKUK, IOWA

SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
FOR THE LAST NINE YEARS*

OTHER INFORMATION

	<u>2023</u>	<u>2022</u>	<u>2021</u>
City's proportion of the net pension liability (asset)	0.036785 %	0.036415 %	0.036209 %
City's proportionate share of the net pension liability (asset)	\$ 1,460,013	\$ 51,050	\$ 2,525,817
City's covered payroll	\$ 2,978,000	\$ 3,112,000	\$ 2,854,000
City's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	49.03 %	1.64 %	88.50 %
IPERS' net position as a percentage of the total pension liability (asset)	91.40 %	100.81 %	82.90 %

* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

Note: GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
0.036669 %	0.036805 %	0.040426 %	0.039442 %	0.039040 %	0.039435 %
\$ 2,137,625	\$ 2,328,379	\$ 2,668,822	\$ 2,458,194	\$ 1,940,871	\$ 1,596,000
\$ 2,809,000	\$ 2,765,000	\$ 2,990,000	\$ 2,803,000	\$ 2,688,000	\$ 2,632,000
74.90 %	82.89 %	89.26 %	87.89 %	72.21 %	60.64 %
85.45 %	83.62 %	82.21 %	81.82 %	85.19 %	87.61 %

CITY OF KEOKUK, IOWA

SCHEDULE OF CITY CONTRIBUTIONS
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
FOR THE LAST TEN YEARS

OTHER INFORMATION

	<u>2023</u>	<u>2022</u>	<u>2021</u>
Statutorily required contribution	\$ 281,123	\$ 293,807	\$ 240,565
Contributions in relation to the statutorily required contribution	<u>(281,123)</u>	<u>(293,807)</u>	<u>(240,565)</u>
Contribution deficiency (excess)	\$ <u> -</u>	\$ <u> -</u>	\$ <u> -</u>
City's covered payroll	\$ 2,978,000	\$ 3,112,000	\$ 2,548,000
Contributions as a percentage of covered payroll	9.44 %	9.44 %	9.44 %

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
\$	269,375	\$ 265,205	\$ 246,948	\$ 267,065	\$ 250,318	\$ 240,000	\$ 235,000
	<u>(269,375)</u>	<u>(265,205)</u>	<u>(246,948)</u>	<u>(267,065)</u>	<u>(250,318)</u>	<u>(240,000)</u>	<u>(235,000)</u>
\$	<u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
\$	2,854,000	\$ 2,809,000	\$ 2,765,000	\$ 2,990,000	\$ 2,803,000	\$ 2,688,000	\$ 2,632,000
	9.44 %	9.44 %	8.93 %	8.93 %	8.93 %	8.93 %	8.93 %

CITY OF KEOKUK, IOWA

NOTES TO OTHER INFORMATION – IPERS PENSION LIABILITY

YEAR ENDED JUNE 30, 2023

Changes of benefit terms:

There were no changes to benefit terms

Changes of assumptions:

The 2022 valuation incorporated the following refinements after a quadrennial experience study:

- Changed mortality assumptions to the PubG-2010 mortality tables with mortality improvements modeled using Scale MP-2021.
- Adjusted retirement rates for Regular members.
- Lowered disability rates for Regular members.
- Adjusted termination rates for all membership groups.

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Moved from an open 30-year amortization period to a closed 30-year amortization period for the UAL (unfunded actuarial liability) beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20-year period.

CITY OF KEOKUK, IOWA

SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA
FOR THE LAST NINE YEARS*

OTHER INFORMATION

	<u>2023</u>	<u>2022</u>	<u>2021</u>
City's proportion of the net pension liability	0.0077597 %	0.0077801 %	0.0074101 %
City's proportionate share of the net pension liability	\$ 4,357,613	\$ 1,747,310	\$ 4,860,456
City's covered payroll	\$ 2,620,808	\$ 2,528,319	\$ 2,354,206
City's proportionate share of the net pension liability as a percentage of its covered payroll	166.27 %	69.11 %	206.46 %
Plan fiduciary net position as a percentage of the total pension liability	83.53 %	77.80 %	74.00 %

* The amounts presented for each fiscal year were determined as of June 30.

Note: GASB Statement No. 68 requires ten years of information to be presented in the table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
0.0076678 %	0.0078512 %	0.008315 %	0.008186 %	0.818680 %	0.809408 %
\$ 4,565,441	\$ 4,604,545	\$ 5,198,813	\$ 3,807,187	\$ 3,846,278	\$ 2,934,000
\$ 2,321,150	\$ 2,282,036	\$ 2,335,291	\$ 2,196,017	\$ 2,147,000	\$ 2,058,000
196.69 %	198.37 %	222.62 %	173.37 %	179.15 %	142.57 %
79.94 %	81.07 %	80.60 %	78.20 %	83.40 %	86.27 %

CITY OF KEOKUK, IOWA

SCHEDULE OF CITY'S CONTRIBUTIONS
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA
FOR THE LAST TEN YEARS

OTHER INFORMATION

	<u>2023</u>	<u>2022</u>	<u>2021</u>
Statutorily required contribution	\$ 659,036	\$ 686,127	\$ 639,918
Contributions in relation to the statutorily required contribution	<u>(659,036)</u>	<u>(686,127)</u>	<u>(639,918)</u>
Contribution deficiency (excess)	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
City's covered payroll	\$ 2,757,471	\$ 2,620,808	\$ 2,528,319
Contributions as a percentage of covered payroll	23.90 %	26.18 %	25.31 %

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
\$	574,661	\$ 603,963	\$ 586,028	\$ 605,074	\$ 609,834	\$ 653,000	\$ 620,000
	<u>(574,661)</u>	<u>(603,963)</u>	<u>(586,028)</u>	<u>(605,074)</u>	<u>(609,834)</u>	<u>(653,000)</u>	<u>(620,000)</u>
\$	<u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
\$	2,354,206	\$ 2,321,150	\$ 2,282,036	\$ 2,335,291	\$ 2,196,017	\$ 2,147,000	\$ 2,058,000
	24.41 %	26.02 %	25.68 %	25.91 %	27.77 %	30.41 %	30.12 %

CITY OF KEOKUK, IOWA

NOTES TO OTHER INFORMATION – MFPRSI PENSION LIABILITY

YEAR ENDED JUNE 30, 2023

Changes of benefit terms:

There were no significant changes of benefit terms.

Changes of assumptions:

The 2018 valuation changed postretirement mortality rates were based on the RP-2014 Blue Collar Healthy Annuitant Table with males set-forward zero years, females set-forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The 2017 valuation added five years projection of future mortality improvement with Scale BB.

The 2016 valuation changed postretirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with no projection of future mortality improvement.

The 2015 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 1/12 of the 1971 Group Annuity Mortality Table and 11/12 of the 1994 Group Annuity Mortality Table.

The 2014 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 2/12 of the 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

CITY OF KEOKUK, IOWA

SCHEDULE OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES -
NONMAJOR GOVERNMENTAL FUNDS
AS OF AND FOR THE YEAR ENDED JUNE 30, 2023

	<u>Special Revenue</u>		
	<u>Economic Development</u>	<u>Emergency Tax Levy</u>	<u>Total</u>
<u>RECEIPTS:</u>			
Property tax	\$ -	\$ 75,109	\$ 75,109
Other city taxes	87,873	13,272	101,145
Intergovernmental	125,503	2,752	128,255
Total receipts	<u>213,376</u>	<u>91,133</u>	<u>304,509</u>
<u>DISBURSEMENTS:</u>			
Community and economic development	<u>177,504</u>	<u>-</u>	<u>177,504</u>
Excess of receipts over disbursements	<u>35,872</u>	<u>91,133</u>	<u>127,005</u>
Other financing sources (uses):			
Transfer in	60,900	-	60,900
Transfers out	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses)	<u>60,900</u>	<u>-</u>	<u>60,900</u>
Change in cash balances	96,772	91,133	187,905
<u>CASH BALANCES</u> - Beginning of year	<u>169,939</u>	<u>124,075</u>	<u>294,014</u>
<u>CASH BALANCES</u> - End of year	\$ <u>266,711</u>	\$ <u>215,208</u>	\$ <u>481,919</u>
<u>Cash Basis Fund Balances</u>			
Restricted	\$ <u>266,711</u>	\$ <u>215,208</u>	\$ <u>481,919</u>
Total cash basis fund balances	\$ <u>266,711</u>	\$ <u>215,208</u>	\$ <u>481,919</u>

CITY OF KEOKUK, IOWA

SCHEDULE OF INDEBTEDNESS
YEAR ENDED JUNE 30, 2023

<u>Obligation</u>	<u>Date of Issue</u>	<u>Interest Rates</u>	<u>Amount Originally Issued</u>	<u>Balance Beginning of Year</u>
General obligation notes:				
Refunding capital loan notes	June 8, 2016	2.00-3.00%	\$ 3,155,000	\$ 1,725,000
Refunding capital loan notes	June 8, 2016	2.00-3.00%	4,515,000	2,625,000
Capital loan notes	June 8, 2021	0.80%	1,000,000	595,000
Refunding capital loan notes	June 6, 2019	3.69-4.00%	1,800,000	1,800,000
Refunding capital loan notes	April 2, 2020	2.00-3.00%	7,315,000	4,975,000
Refunding capital loan notes	June 6, 2022	2.50-4.50%	1,765,000	1,765,000
Refunding capital loan notes	April 25, 2023	3.69-4.00%	<u>4,995,000</u>	<u>-</u>
Total			<u>24,545,000</u>	<u>13,485,000</u>
Revenue notes:				
Planning and design revenue notes	September 18, 2020	0.00%	2,790,000	2,251,241
Solid waste revenue capital loan notes	July 20, 2020	2.75%	695,000	557,000
Sewer revenue capital loan notes	January 20, 2010	3.00%	3,889,000	1,383,000
Sewer revenue capital loan notes	December 20, 2013	1.75%	5,578,000	3,160,000
Sewer revenue capital loan notes	June 5, 2015	1.75%	<u>7,155,182</u>	<u>4,435,000</u>
Total			<u>20,107,182</u>	<u>11,786,241</u>
Total			\$ <u>44,652,182</u>	\$ <u>25,271,241</u>

SUPPLEMENTARY INFORMATION

SCHEDULE 2

<u>Issued During Year</u>	<u>Redeemed/ Cancelled During Year</u>	<u>Balance End of Year</u>	<u>Interest Paid</u>	<u>Interest Due and Unpaid</u>
\$ -	\$ 230,000	\$ 1,495,000	\$ 37,323	\$ 37,322
-	350,000	2,275,000	55,840	55,840
-	300,000	295,000	4,760	69,618
-	-	1,800,000	69,617	4,760
-	745,000	4,230,000	139,550	139,550
-	65,000	1,700,000	69,175	69,174
-	-	4,995,000	-	219,780
-	<u>1,690,000</u>	<u>16,790,000</u>	<u>376,265</u>	<u>596,044</u>
-	-	2,251,241	-	-
-	69,000	488,000	15,317	15,318
-	135,000	1,248,000	24,203	24,202
-	244,000	2,916,000	34,760	34,760
-	320,000	4,115,000	33,263	33,262
-	<u>768,000</u>	<u>11,018,241</u>	<u>107,543</u>	<u>107,542</u>
\$ -	\$ <u>2,458,000</u>	\$ <u>27,808,241</u>	\$ <u>483,808</u>	\$ <u>703,586</u>

CITY OF KEOKUK, IOWA
 BOND AND NOTE MATURITIES
 YEAR ENDED JUNE 30, 2023

General Obligation Bonds/Notes

Year Ending June 30,	Capital Loan Notes				Refunding Capital Loan Notes									
	Issued June 6, 2019		Issued June 8, 2021		Issued April 2, 2020		Issued June 8, 2016		Issued June 8, 2016		Issued June 8, 2016		Issued June 8, 2016	
	Interest Rate	Amount	Interest Rate	Amount	Interest Rate	Amount	Interest Rate	Amount	Interest Rate	Amount	Interest Rate	Amount	Interest Rate	Amount
2024	3.69	-	0.80	295,000	3.00	800,000	2.00	225,000	2.00	-	2.00	365,000		
2025	3.69	-		-	3.00	790,000	2.00	220,000	2.00	-	2.00	365,000		
2026	3.69	-		-	3.00	780,000	2.00	215,000	2.00	-	2.00	370,000		
2027	3.69	-		-	3.00	295,000	2.00	210,000	2.00	-	2.00	380,000		
2028	3.69	-		-	3.00	295,000	2.00	210,000	2.00	-	2.00	390,000		
2029	3.69	-		-	3.00	300,000	3.00	205,000	3.00	-	3.00	405,000		
2030	3.69	-		-	2.00	310,000	3.00	210,000		-				
2031	3.69	-		-	2.00	305,000				-				
2032	3.69	-		-	2.00	255,000				-				
2033	3.69	200,000		-	2.00	100,000				-				
2034	3.74	300,000		-						-				
2035	3.85	310,000		-						-				
2036	3.90	320,000		-						-				
2037	3.94	330,000		-						-				
2038	4.00	340,000		-						-				
2039		-		-						-				
2040		-		-						-				
2041		-		-						-				
2042		-		-						-				
Total		\$ 1,800,000		295,000		\$ 4,230,000		\$ 1,495,000					\$ 2,275,000	

Year Ending June 30,	Issued June 6, 2022		Issued April 25, 2023		Total
	Interest Rate	Amount	Interest Rate	Amount	
2024	2.50	65,000			1,750,000
2025		-	4.00	195,000	1,570,000
2026		-	4.00	205,000	1,570,000
2027	2.80	205,000	4.00	210,000	1,300,000
2028		-	4.00	220,000	1,115,000
2029		-	4.00	230,000	1,140,000
2030	3.05	220,000	4.00	235,000	975,000
2031		-	4.00	245,000	550,000
2032		-	4.00	255,000	510,000
2033	4.50	250,000	4.00	265,000	815,000
2034		-	4.00	275,000	575,000
2035		-	4.00	290,000	600,000
2036		-	4.00	300,000	620,000
2037	4.50	385,000	4.00	310,000	1,025,000
2038		-	4.00	325,000	665,000
2039		-	4.00	340,000	340,000
2040		-	4.00	350,000	350,000
2041		-	4.00	365,000	365,000
2042	4.50	575,000	4.00	380,000	955,000
Total		\$ 1,700,000		\$ 4,995,000	\$ 16,790,000

BOND AND NOTE MATURITIES
YEAR ENDED JUNE 30, 2023

Sewer Revenue Capital Loan Notes						
Year Ending June 30,	Issued January 20, 2010		Issued December 20, 2013		Issued June 5, 2015	
	Interest Rate	Amount	Interest Rate	Amount	Interest Rate	Amount
2024	3.00	139,000	2.00	248,000	2.00	320,000
2025	3.00	144,000	2.00	252,000	2.00	330,000
2026	3.00	148,000	2.00	254,000	2.00	335,000
2027	3.00	153,000	2.00	258,000	2.00	335,000
2028	3.00	158,000	2.00	261,000	2.00	340,000
2029	3.00	163,000	2.00	265,000	2.00	345,000
2030	3.00	169,000	2.00	268,000	2.00	355,000
2031	3.00	174,000	2.00	272,000	2.00	365,000
2032	-	-	2.00	276,000	2.00	370,000
2033	-	-	2.00	279,000	-	-
2034	-	-	2.00	283,000	-	-
2035	-	-	-	-	-	-
2036	-	-	-	-	-	-
Total		\$ 1,248,000		\$ 2,916,000		\$ 4,115,000

Year Ending June 30,	Issued September 18, 2020		Issued July 20, 2020		Total
	Interest Rate	Amount	Interest Rate	Amount	
2024	0.00	2,251,241	2.75	69,000	3,027,241
2025	-	-	2.75	69,000	795,000
2026	-	-	2.75	70,000	807,000
2027	-	-	2.75	70,000	816,000
2028	-	-	2.75	70,000	824,000
2029	-	-	2.75	70,000	838,000
2030	-	-	2.75	70,000	847,000
2031	-	-	-	-	791,000
2032	-	-	-	-	621,000
2033	-	-	-	-	634,000
2034	-	-	-	-	648,000
2035	-	-	-	-	370,000
2036	-	-	-	-	-
Total		\$ 2,251,241		\$ 488,000	\$ 11,018,241

CITY OF KEOKUK, IOWA

SCHEDULE OF RECEIPTS BY SOURCE AND DISBURSEMENTS BY FUNCTION -
ALL GOVERNMENTAL FUNDS

FOR THE LAST TEN YEARS

	<u>2023</u>		<u>2022</u>		<u>2021</u>		<u>2020</u>
<u>RECEIPTS:</u>							
Property tax	\$ 5,426,890	\$	5,255,797	\$	5,001,198	\$	4,927,657
Tax increment financing	1,130,407		1,186,299		1,247,593		1,308,398
Other city tax	3,137,229		3,404,160		3,185,445		2,946,773
Use of money and property	1,030,997		313,713		113,257		126,705
Licenses and permits	247,900		154,186		155,996		90,716
Intergovernmental	3,315,486		2,776,541		2,560,051		2,609,208
Charges for service	107,922		54,718		283,952		81,875
Miscellaneous	<u>6,485,782</u>		<u>1,766,815</u>		<u>451,996</u>		<u>1,770,400</u>
Total	\$ <u>20,882,613</u>	\$	<u>14,912,229</u>	\$	<u>12,999,488</u>	\$	<u>13,861,732</u>
<u>DISBURSEMENTS:</u>							
Public safety	\$ 5,994,202	\$	5,394,760	\$	5,331,775	\$	5,442,822
Public works	2,908,248		2,385,476		2,176,635		2,161,178
Culture and recreation	1,872,560		1,725,596		1,496,162		1,585,572
Community and economic development	325,048		279,461		273,503		677,907
General government	1,682,153		1,856,170		1,532,495		1,097,864
Debt service	1,991,554		2,121,185		1,703,192		9,341,254
Capital projects	<u>209,016</u>		<u>298,120</u>		<u>322,419</u>		<u>5,633,314</u>
Total	\$ <u>14,982,781</u>	\$	<u>14,060,768</u>	\$	<u>12,836,181</u>	\$	<u>25,939,911</u>

SCHEDULE 4

	<u>2019</u>		<u>2018</u>		<u>2017</u>		<u>2016</u>		<u>2015</u>		<u>2014</u>
\$	4,769,360	\$	4,584,033	\$	4,342,566	\$	4,285,973	\$	4,563,921	\$	4,192,222
	1,277,043		1,276,160		1,080,317		831,826		1,444,299		1,475,276
	2,746,949		3,082,193		3,201,258		3,085,227		2,949,695		2,501,875
	135,234		142,359		154,831		238,483		123,663		91,338
	78,936		103,500		89,220		171,002		130,274		133,055
	2,173,070		2,512,746		2,263,827		2,143,687		3,664,508		1,812,070
	109,967		125,700		136,685		111,812		209,129		251,948
	1,460,922		1,060,678		1,142,047		1,003,132		173,863		1,136,841
\$	<u>12,751,481</u>	\$	<u>12,887,369</u>	\$	<u>12,410,751</u>	\$	<u>11,871,142</u>	\$	<u>13,259,352</u>	\$	<u>11,594,625</u>
\$	5,125,895	\$	5,621,547	\$	5,106,066	\$	4,540,975	\$	4,554,654	\$	4,449,148
	1,664,847		1,747,734		1,747,234		1,640,975		1,747,198		2,145,775
	1,517,644		1,955,421		1,604,799		1,316,719		1,356,187		1,389,520
	754,655		865,396		666,048		242,748		700,083		384,175
	1,088,622		1,468,963		1,401,869		1,245,057		585,476		597,592
	1,617,005		1,628,070		1,672,955		4,762,076		2,005,454		1,955,098
	368,011		982,227		453,353		143,317		2,998,715		3,450,778
\$	<u>12,136,679</u>	\$	<u>14,269,358</u>	\$	<u>12,652,324</u>	\$	<u>13,891,867</u>	\$	<u>13,947,767</u>	\$	<u>14,372,086</u>

CITY OF KEOKUK, IOWA

SCHEDULE 5

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2023

GRANTOR/PROGRAM:	<u>Assistance Living Number</u>	<u>Pass-Through Entity Identifying Number</u>	<u>Expenditures</u>
<u>Indirect:</u>			
U.S. Department of Housing and Urban Development: Passed through Iowa Economic Development Authority: Community Development Block Grants/State's Program and Non-Entitlement Grants in Hawaii	14.228	FY23	\$ 121,055
U.S. Department of Transportation: Passed through Iowa Department of Transportation: Airport Improvement Program	20.106	FY23	485,827
U.S. Environmental Protection Agency: Passed through Iowa Environmental Protection Agency: Brownsfield's Assessment and Cleanup Cooperative Agreements	66.818	FY23	227,675
U.S. Department of Homeland Security: Passed through the Iowa Department of Homeland Security Flood Mitigation Assistance	97.029	FY23	28,343
<u>Direct:</u>			
U.S. Department of Treasury: Coronavirus State and Local Fiscal Recovery Funds	21.027	FY23	63,826
U.S. Department of Justice: Bulletproof Vest Program	16.607	FY23	<u>52</u>
Total			\$ <u>926,778</u>

Basis of Presentation - The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal award activity of City of Keokuk, Iowa under programs of the federal government for the year ended June 30, 2023. The information in this Schedule is presented in accordance with the requirements of Title 2, U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of City of Keokuk, it is not intended to and does not present the financial position, changes in financial position or cash flows of City of Keokuk, Iowa.

Summary of Significant Accounting Policies - Expenditures reported in the Schedule are reported on the cash basis of accounting. Such expenditures are recognized following, as applicable, either the cost principles in OMB Circular A-87, Cost Principles for State, Local and Indian Tribal Governments, or the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Indirect Cost Rate - The City of Keokuk, Iowa did not elect to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.



ANDERSON, LARKIN & CO., P.C.
Certified Public Accountants
"Your Success Is Our Business."

Kenneth E. Crosser, CPA
April D. Crosser, CPA
Michael J. Podliska, CPA
Alexander T. Barr, CPA
Adam L. Sturm, CPA

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Honorable Mayor and
Members of the City Council
City of Keokuk, Iowa

We have audited in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Keokuk, Iowa, as of and for the year ended June 30, 2023, and the related Notes to the Financial Statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 19, 2024. Our report expressed unmodified opinions on the financial statements which were prepared on the basis of cash receipts and disbursements, a basis of accounting other than U.S. generally accepted accounting principles.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Keokuk, Iowa's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Keokuk, Iowa's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Keokuk, Iowa's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in Part I of the accompanying Schedule of Findings and Questioned Costs, we identified a deficiency in internal control that we consider to be a significant deficiency.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in Part I of the accompanying Schedule of Findings and Questioned Costs as item II-A-23 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Keokuk, Iowa's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statement. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters which are required to be reported under *Government Auditing Standards*. However, we noted certain immaterial instances of non-compliance or other matters which are described in Part IV of the accompanying Schedule of Findings and Questioned Costs.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2023 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

The City of Keokuk, Iowa's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City of Keokuk, Iowa's responses to the findings identified in our audit and described in the accompanying Schedule of Findings and Questioned Costs. City of Keokuk, Iowa's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

We would like to acknowledge the many courtesies and assistance extended to us by personnel of the City of Keokuk, Iowa during the course of our audit. Should you have any questions concerning any of the above matters, we shall be pleased to discuss them with you at your convenience.

ANDERSON, LARKIN & CO., P.C.
Anderson, Larkin + Co., P.C.

Ottumwa, Iowa
March 19, 2024



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE
FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE
REQUIRED BY THE UNIFORM GUIDANCE**

To the Honorable Mayor and
Members of the City Council
City of Keokuk, Iowa

Report on Compliance for Each Major Federal Program

Opinion on each Major Federal Program

We have audited the City of Keokuk, Iowa's compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) Compliance Supplement that could have a direct and material effect on the City's major federal program for the year ended June 30, 2023. The City of Keokuk, Iowa's major federal program is identified in Part I of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City of Keokuk, Iowa complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS), the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States and the audit requirements of Title 2, U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City of Keokuk, Iowa and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City of Keokuk, Iowa's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence judgement made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the Uniform Guidance, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected and corrected on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Ottumwa, Iowa
March 19, 2024

ANDERSON, LARKIN & CO., P.C.
Anderson, Larkin & Co., P.C.

CITY OF KEOKUK, IOWA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED JUNE 30, 2023

Part I: Summary of the Independent Auditor's Results

- a. Unmodified opinions were issued on the financial statements prepared in accordance with U.S. generally accepted accounting principles.
- b. A significant deficiency in internal control over financial reporting was disclosed by the audit of the financial statements.
- c. The audit did not disclose any non-compliance which is material to the financial statements.
- d. No material weaknesses in internal control over the major programs were disclosed by the audit of the financial statements.
- e. An unmodified opinion was issued on compliance with requirements applicable to the major programs.
- f. The audit disclosed no audit findings which are required to be reported in accordance with the Uniform Guidance, Section 200.516.
- g. The major programs were Assistance Listing Number 21.027 – Coronavirus State and Local Fiscal Recovery Fund and Assistance Living Number 20.106 Airport Improvement Program.
- h. The dollar threshold used to distinguish between Type A and Type B programs was \$750,000.
- i. The City of Keokuk, Iowa did not qualify as a low-risk auditee.

Part II: Findings Related to the Financial Statements

Internal Control Deficiencies:

II-A-23 Segregation of Duties

Criteria – Management is responsible for establishing and maintaining internal control. A good system of internal control provides for adequate segregation of duties so no one individual handles a transaction from its inception to completion. In order to maintain proper internal control, duties should be segregated so the authorization, custody and recording of transactions are not under the control of the same employee. This segregation of duties helps prevent losses from employee error or dishonesty and maximizes the accuracy of the City's financial statements.

Condition – Management has not separated incompatible activities of personnel, thereby creating risks related to the safeguarding of cash and the accuracy of the financial statements.

Cause – The City has a limited number of employees and procedures have not been designed to adequately segregate duties or provide compensating controls through additional oversight of transactions and processes.

Effect – Inadequate segregation of duties could adversely affect the City's ability to prevent or detect and correct misstatements or errors or misappropriation on a timely basis by employees in the normal course of performing their assigned functions.

Recommendation – The City should review its control activities to obtain the maximum internal control possible under the circumstances utilizing currently available staff, including elected officials.

Response – The City will continue to review operating procedures and segregate employee duties to the extent financially feasible to maximize internal control.

Conclusion – Response accepted.

CITY OF KEOKUK, IOWA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED JUNE 30, 2023

Part II: Findings Related to the Financial Statements

Instances of Non-Compliance:

No matters were noted.

Part III: Findings and Questioned Costs for Federal Awards:

Instances of Non-Compliance:

No matters were noted.

Internal Control Deficiencies:

No matters were noted

Part IV: Other Findings Related to Required Statutory Reporting

IV-A-23 Certified Budget – Disbursements during the year ended June 30, 2023 exceeded the amounts budgeted in the Culture and Recreation, General Government, Capital Projects, and Business-Type. Chapter 384.20 of the Code of Iowa states in part that monies may not be expended or encumbered except under an annual or continuing appropriation.

Recommendation – The budget should have been amended on or before May 31 of the applicable fiscal year in accordance with Chapter 384.18 of the Code of Iowa before disbursements were allowed to exceed the budget.

Response –The budget will be amended in the future, if applicable, on or before May 31.

Conclusion – Response accepted.

IV-B-23 Questionable Disbursements – No disbursements were noted that we believe may not meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979.

IV-C-23 Travel Expense – No disbursements of City money for travel expenses of spouses of City officials or employees were noted.

IV-D-23 Business Transactions – No business transactions between the City and City officials or employees were noted.

IV-E-23 Restricted Donor Activity – No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the code of Iowa.

IV-F-23 Bond Coverage – Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

IV-G-23 City Council Minutes – No transactions were found that we believe should have been approved in the Council minutes but were not.

IV-H-23 Deposits and Investments – We noted no instances of noncompliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City's investment policy.

CITY OF KEOKUK, IOWA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED JUNE 30, 2023

Part IV: Other Findings Related to Required Statutory Reporting (Continued)

IV-I-23 Revenue Bonds and Notes – The following instance of non-compliance with the solid waste revenue notes provisions was noted.

The provisions of the solid waste revenue note resolutions require the City to produce net operating revenues equal to at least 130% of the principal and interest on the bonds as they become due. The City fiscal year 2023 net operating receipts of \$86,301 were less than 130% of the \$84,318 of the revenue note principal and interest due during fiscal year 2023.

Recommendation – The City should establish utility rates at a sufficient level to allow net receipts to comply with the note provisions.

Response – The City is reviewing this and will make changes to ensure compliance with the above requirement.

Conclusion – Response accepted.

IV-J-23 Annual Urban Renewal Report – The Annual Urban Renewal Report was properly approved and certified to the Iowa Department of Management on or before December 1 and no exceptions were noted.

IV-K-23 Financial Condition – The Debt Service Fund and Urban Renewal TIF Fund had deficit balances of \$(4,332) and \$(152,501), respectively, at June 30, 2023.

Recommendation – The City should investigate alternatives to eliminate the deficits in order to return these funds to a sound financial position.

Response – The deficits were due to disbursements incurred prior to receipt of funding. The deficits will be eliminated in subsequent fiscal years.

Conclusion – Response accepted.

IV-L-23 Tax Increment Financing (TIF) – Chapter 403.19 of the Code of Iowa provides a municipality may certify loans, advances, indebtedness and bonds (indebtedness) to the County Auditor which qualify for reimbursement from incremental property tax. The County Auditor provides for the division of property tax to repay the certified indebtedness and provides available incremental property tax in subsequent fiscal years without further certification by the City until the amount of certified indebtedness is paid. No instances of noncompliance were noted.



COUNCIL ACTION FORM

Date: 4/4/2024

Presented By: El Anfaoui

Subject: Pool Sewer Fees Agenda Item: 8

Description:

In previous years the city has granted adjustments to sewer bills for residents filling swimming pools. This is not within our code of ordinances and should be approved by the council annually through a resolution. The adjustment would reduce the sewer charges to the resident's 12 month average and the adjustment must be requested by the resident prior to the due date of the billing.

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.

**RESOLUTION AUTHORIZING ADJUSTMENT IN SEWER CHARGES
RELATED TO THE FILLING OF SWIMMING POOLS**

WHEREAS, residents of the City of Keokuk, Iowa that fill backyard pools incur charges for sewer usage in accordance with the Code of Ordinances for the City of Keokuk, Iowa:
and

WHEREAS, the water used to fill said backyard pool does not enter the sanitary sewer system.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF KEOKUK, STATE OF IOWA: that residents of the City of Keokuk, Iowa that fill backyard pools during the months of May and June of the year 2024 shall have their associated sewer charges reduced to the twelve (12) month average for the resident's address provided that said resident requests said adjustment before payment of the sewer billing where the charges have been incurred.

PASSED, APPROVED, AND ADOPTED this 4th day of April 2024.

K. A. Mahoney, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: April 4, 2024

Presented By: B. Carroll, PWD *BC*

Subject: Playground Equipment Victory Park Agenda Item: _____

Description:

In June 2021 the City of Keokuk purchased playground equipment for Victory Park. The equipment has been stored at the bridge department since that time. Two bids were received to install the playground equipment and the low bid was submitted by Keokuk Contractors, INC. in the amount of \$21,945. The City of Keokuk will provide the concrete for the project installation. The City of Keokuk received \$15,000 in August of 2020 from Burlington Northern Santa Fe (BNSF) Railroad to reimburse the City for a retaining wall that was hit by a train, which was earmarked to be spent to improve Victory Park, and this money will be used to offset the cost of installation.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 001-430-6497 Title: Serv/Rec Programs - Park & Recreation

Amount Budgeted: \$ _____

Actual Cost: \$21,945

Under/Over: _____

Funding Sources:
\$15,000 from BNSF

Departments:
Parks & Recreation

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

RESOLUTION NO.

**A RESOLUTION AWARDED CONTRACT FOR
VICTORY PARK PLAYGROUND EQUIPMENT INSTALLATION**

WHEREAS in June 2021 the City purchased playground equipment to be placed at Victory Park; and

WHEREAS two bids were received to install said playground equipment at Victory Park; and

WHEREAS the low bidder was Keokuk Contractors, INC. of Keokuk, IA in the amount of \$21,945; and

WHEREAS the City will pay for the concrete work necessary; and

WHEREAS the City of Keokuk received \$15,000 from Burlington Northern Santa Fe Railroad for an accident that destroyed a retaining wall at the riverfront, which was earmarked for Victory Park, and will be used to offset the installation costs.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that a contract be awarded to Keokuk Contractors, INC. to install playground equipment in Victory Park for a total cost of \$21,945.

Passed this 4th day of April 2024.

Mayor – Kathie Mahoney

Attest – Celeste El Anfaoui



KEOKUK CONTRACTORS, INC.
 853 Johnson Street Road
 Keokuk, IA 52632
 PH. 319-524-7343
 Fax 319-524-4238

TO City of Keokuk
 501 Main Street
 P.O. Box 400
 Keokuk, IA 52632

QUOTE DATE	VALID THRU	FOR	PAGE
3/06/2024	4/05/2024	Playground at Victory Park	1

Scope of work:

- Install new Tots Choice play equipment.
 - Perimeter curb 6"x120"x24" deep
 - Area inside curb left 12" low for mulch
 - Mulch provided and installed by others

Clarifications:

- Concrete provided by City of Keokuk.

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
	1	Total Price	23,795.00	23,795.00*
	1	Deduct 10cy @ \$185 per cy	-1,850.00	-1,850.00*
		Curb 6cy Posts 4cy		

* means item is non-taxable

TOTAL AMOUNT 21,945.00

Add 5% if payment is to be made by credit card

Payment to be made as follows: UPON COMPLETION	
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Property owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.	
<p>Acceptance of Proposal –The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p>	<p>Signature: _____</p> <p>Signature: _____ Print Date</p>

GENERAL CONTRACTOR



MEYERS & JAMES CONSTRUCTION
502 Exchange Street, Keokuk, Iowa 52632
Phone 319.524.7762 **Fax** 319.524.3576
mjcco@qwestoffice.net

City of Keokuk
Keokuk, IA 52632
ATTN: Brian Carrol

March 6, 2024
MJ9463

Re: Playground area at Victory Park

In response to your request, we are pleased to submit our proposal for all labor, material and equipment necessary to complete the project as described below:

- **Install playground equipment and containment area per walk through.**

Base Bid: \$27,365.00

Thank you, for the opportunity to provide this proposal. If you have any questions, please contact me on my cell phone at 319-795-6672.

Sincerely,

Ryan Helenthal

ryan.helenthal@meyersjames.com
Meyers & James Construction Inc.
502 Exchange Street
Keokuk, IA 52632





COUNCIL ACTION FORM

Date: April 4th, 2024

Presented By: Dave Hinton

Subject: Authorize Mayor to Enter Into NDA With KJRY Agenda Item: 10

Description:

Authorize the mayor to enter into into a non disclosure agreement with Keokuk Junction Railway and its parent companies.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: 0

Under/Over: _____

Funding Sources:

Departments:

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

RESOLUTION NO. _____

A RESOLUTION ALLOWING THE MAYOR TO ENTER IN A NON-DISCLOSURE AGREEMENT WITH KEOKUK JUNCTION RAILWAY AND ITS PARENT COMPANIES

WHEREAS, THIS CONFIDENTIALITY AND NONDISCLOSURE AGREEMENT (this “Agreement”), made on this 4th day of April 2024 (the “Effective Date”), by and between Keokuk Junction Railway Co. LLC, a Delaware limited liability company, with principal offices at 10752 Deerwood Park Blvd., Suite 300, Jacksonville, FL 32256 (with its parent company and affiliates, “Disclosing Party”), and City of Keokuk, Iowa, with principal offices at 501 Main Street, Keokuk, IA 52632 (“Recipient”, and together with the Disclosing Party, the “Parties”). and,

WHEREAS, The Parties are exploring the possibility of engaging in one or more mutually beneficial business relationships (collectively, the “Business Relationship”) and,

WHEREAS, The Parties recognize that in the course of their discussions to further the Business Relationship, it will be necessary for Disclosing Party to disclose to Recipient certain Confidential Information. Nothing in this agreement shall prohibit the city from following applicable Iowa Code Chapters 21 and 22.

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA; that the non-disclosure agreement is hereby approved.

PASSED, APPROVED, AND ADOPTED this 4th day of April 2024.

K.A. Mahoney, Mayor

Attest: Celeste El Anfaoui, City Clerk

CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

THIS CONFIDENTIALITY AND NONDISCLOSURE AGREEMENT (this “**Agreement**”), made on this ___ day of February 2024 (the “**Effective Date**”), by and between **Keokuk Junction Railway Co. LLC**, a Delaware limited liability company, with principal offices at 10752 Deerwood Park Blvd., Suite 300, Jacksonville, FL 32256 (with its parent company and affiliates, “**Disclosing Party**”), and **City of Keokuk, Iowa**, with principal offices at 501 Main Street, Keokuk, IA 52632 (“**Recipient**”, and together with the Disclosing Party, the “**Parties**”).

WHEREAS, The Parties are exploring the possibility of engaging in one or more mutually beneficial business relationships (collectively, the “**Business Relationship**”);

WHEREAS, The Parties recognize that in the course of their discussions to further the Business Relationship, it will be necessary for Disclosing Party to disclose to Recipient certain Confidential Information (as defined below).

WHEREAS, the Parties desires to set forth the terms that apply to such Confidential Information.

NOW, THEREFORE, in consideration of the mutual undertakings herein expressed, the parties hereto agree as follows:

1. As used herein, “**Confidential Information**” means any information and data, whether oral, visual or in writing, of a confidential nature, including, but not limited to, proprietary technical, marketing, operational and performance information, cost know-how, business pricing policies, data systems and data bases, prototypes, computer software and computer systems, and programs, inventions, discoveries, information relating to past, present or future clients, information relating to any historical and/or current research, development, budgets, marketing plans, strategic plans, other business activities, and corporate financial information, including, but not limited to, rates (i.e., direct labor, overhead and general and administrative) and proposal bidding information, technical proposal bidding strategies and anything relating thereto. The term “Confidential Information” shall include any information or data characterized or otherwise classified or deemed to be trade secret (as “**trade secret**” is defined in the Uniform Trade Secrets Act), except with respect to disclosure provisions. Oral or visual Confidential Information will be identified as such by the Disclosing Party at the time said information is presented and/or conveyed to Recipient. All “Confidential Information” must be so marked; and any unmarked material will be presumed to be non-confidential information.

2. Confidential Information, with the exception of trade secrets, shall be received and held for two (2) years in strict confidence, as further outlined in Paragraph 5, and, except as contemplated herein, never disclosed, disseminated, published, reproduced or otherwise used in any manner whatsoever, other than in the course of Recipient’s consideration of the proposed Business Relationship. Trade secrets are to remain undisclosed and are to be held in strict confidence by the Recipient in perpetuity, to the extent that the information actually remains a “trade secret”.

3. Disclosing Party may, but shall be under no obligation to disclose Confidential Information to Recipient for the purposes specified in this Agreement. All such information as may be disclosed shall be presumed to be Confidential Information, provided that Disclosing Party so marks it, and shall be subject to the terms and conditions of this Agreement, unless it falls within the exceptions set forth in paragraph 6 below. Confidential Information includes information disclosed by the Disclosing Party's subsidiaries, attorneys, accountants, employees, consultants or agents and Recipient's obligations of nondisclosure under this Agreement shall apply as if the Confidential Information was received directly from the Disclosing Party.

4. Confidential Information remains the sole property of the Disclosing Party. Neither this Agreement nor the transfer of the Confidential Information hereunder shall be construed as granting, either expressly or by implication, any intellectual property right or license, patent, copyright, trademark, or other proprietary right to Recipient except as expressly set forth herein.

5. Recipient shall hold all Confidential Information in strict confidence and shall not disclose the same without the prior written consent of the Disclosing Party. Recipient may disclose such information to its subsidiaries, attorneys, accountants, employees, consultants, or agents to the extent necessary for the purpose of this Agreement, but Recipient shall take reasonable steps to insure that such persons are bound by and adhere to the terms of this Agreement.

6. Recipient's obligations of nondisclosure shall not apply to, and the term, "Confidential Information," shall not include (i) information which is published or can reasonably be considered a part of the public domain (other than through unauthorized disclosure by Recipient), (ii) information which, subsequent to disclosure, is obtained by Recipient from a third party who is lawfully in possession of such information and has the right to disclose such information, (iii) information which is already known at the time of disclosure and is not subject to restriction, (iv) information which is required to be disclosed by order of a court of competent jurisdiction, (v) information which is obtained by Recipient through independent research without the use of the Confidential Information, (vi) this Agreement, and (vii) any documents of a contractual nature between the parties which are public records which are lawfully required to be disclosed during Council consideration of the same, pursuant to Iowa Code Chapter 21, or which are required to be disclosed under Iowa Code Chapter 22, where no lawful exception exists under Chapter 22.7. The parties understand and agree that Chapter 22.7(3), (6) and other sections likely preclude disclosure of trade secrets and other similar proprietary information provided by Disclosing Party, and the City would resist said disclosure unless and until ordered by a court of competent jurisdiction to disclose them. In such circumstances, Disclosing Party will be notified so that it may assist the City in resisting said disclosure.

7. If Recipient becomes legally obligated to disclose any Confidential Information, Recipient shall give Disclosing Party prompt and timely notice of such fact so that Disclosing Party may obtain a protective order or other appropriate remedy concerning any such disclosure. Recipient shall not disclose such Confidential Information without having first given Disclosing Party ten (10) business days to consent to the disclosure or notify Recipient of its intention to seek a protective order or other appropriate remedy; provided, however that Recipient may disclose such information less than ten (10) days after giving notice to Disclosing Party if ordered to do so by any court of competent jurisdiction. Recipient shall cooperate reasonably with Disclosing Party in connection with Disclosing Party's efforts to obtain a protective order or other appropriate remedy. In the event Disclosing Party is unable to obtain a protective order or other appropriate

remedy, or has not responded to Recipient's notice within the ten (10) day period referred to above, and Recipient has complied with its obligations under this paragraph, Recipient shall not be liable for the disclosure of Confidential Information legally required to be disclosed and not subject to a protective order or other appropriate remedy; provided that Recipient shall have used reasonable efforts to have the Confidential Information treated confidentially.

8. Recipient agrees that Confidential Information disclosed to it shall be used exclusively and solely for the purposes above stated and neither party shall use Confidential Information it receives for the purpose of planning, marketing, product development, pricing, competing for customers of the other, or any other purpose that may be deemed anti-competitive or otherwise injurious to the business of Disclosing Party. Recipient shall not provide the Confidential Information to any director, officer, advisor or representative who is not significantly involved in the proposed Business Relationship. Recipient shall remain responsible and liable for use and non-disclosure of Confidential Information by its representatives and for any breach of this Agreement that results from the actions or omissions of any of its Representatives. Recipient will not make copies of any Confidential Information except as necessary to provide such information to persons authorized to receive Confidential Information, as above described. For a period of two (2) years following the termination of any discussion contemplated hereunder, Recipient shall not solicit or initiate discussions with any employee of Disclosing Party without first obtaining the prior written consent of Disclosing Party.

9. Whenever requested by the Disclosing Party, Recipient shall immediately return to the Disclosing Party, or, at the Disclosing Party's option, destroy all materials containing Confidential Information including, without limitation, all papers, records, documents, summaries and the like of every kind and any and all copies thereof provided to Recipient pursuant to this Agreement and Recipient shall destroy all material prepared by Recipient which incorporates Confidential Information. Notwithstanding the foregoing, one copy of all Confidential Information received may be maintained in a confidential file by Recipient's legal department.

10. It is recognized and agreed by Recipient that irreparable damage will result from any breach of this Agreement. Recipient agrees that the Disclosing Party shall have the remedy of a restraining order or other appropriate equitable relief to enforce this Agreement. Recipient agrees not to claim in any such proceeding that any remedy at law is available.

11. The parties each acknowledge the confidential nature of any proposed Business Relationship and that disclosure by either may have a severe negative impact on the business of the other. Accordingly, neither party will disclose the fact nor substance of any discussions regarding the proposed Business Relationship without first obtaining the prior written consent of the other party, except as such disclosure may be required under state or federal laws, rules or regulations, including, without limitation, the Securities Act of 1933, as amended, or the Securities Exchange Act of 1934, as amended.

In the event Confidential Information is disclosed, the responsible party shall notify the other party in writing within two (2) working days and shall take all necessary precautions to avoid further dissemination of the disclosed information as well as precautions to prevent further disclosure.

12. Recipient's obligation of nondisclosure and nonuse hereunder shall continue in full force and effect from and after the date of first disclosure of Confidential Information for a period of

two (2) years from and after the date of last disclosure of Confidential Information hereunder, and shall be binding on Recipient’s successors and assigns.

13. Each party shall bear its own expenses under this Agreement. Each party shall assume all risk for damage to its property and injury or death to its employees and agents under this Agreement and hereby releases the other party and shall hold the other party harmless from any and all liabilities, claims or causes of action for any injury, disease, sickness or damage to person or property arising under the Agreement.

This Agreement contains the entire understanding between the parties with respect to the disclosure of Confidential Information and merges all prior discussions and negotiations. No change in, modifications of or waiver of the terms and conditions of this Agreement shall be effective unless agreed to in writing and signed by a duly authorized representative of each of the parties.

This Agreement shall be governed by, and construed in accordance with, the laws of the State of Iowa, excluding conflict laws. If such governing law precludes the application or enforcement of specific term(s) of this Agreement, such preclusion shall not affect the validity of the other terms hereof, and the parties hereto shall replace such precluded term(s) with permissible ones, aiming at the same economic and legal results.

Delay or failure to exercise any right or remedy hereunder shall not impair such right or remedy or be construed as a waiver thereof or acquiescence to a breach of this Agreement.

In the event that any portion of this Agreement not vital to the main purpose of this Agreement shall be held illegal, void or ineffective, the remaining portions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, this Agreement has been executed in duplicate on behalf of each of the parties as of the day and date hereof first above written.

Keokuk Junction Railway Co. LLC

City of Keokuk, Iowa

Name: _____

Name: _____

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____



COUNCIL ACTION FORM

Date: April 4, 2024

Presented By: B. Carroll, PWD

Subject: South 18th Street Reconstruction Agenda Item: _____

Description:

Plans and specifications for the South 18th Street Reconstruction Project are complete. I would therefore recommend that Thursday, April 25, 2024 at 10:00 a.m. be set as the date and time for receipt of bids for the South 18th Street Reconstruction Project.

I would further recommend that, Thursday, May 2, 2024, at 5:30 p.m. be set as the date and time for a public hearing on the proposed plans, specifications, form of contract and estimate of cost and award of contract for the South 18th Street Reconstruction Project.

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 SETTING BID LETTING, PUBLIC HEARING AND AWARD
OF CONTRACT FOR
SOUTH 18TH STREET RECONSTRUCTION**

WHEREAS plans and specifications for the South 18th Street Reconstruction Project are complete; and

WHEREAS that Thursday, April 25, 2024, at 10:00 a.m. be set as the date and time for the receipt of bids for said project; and

WHEREAS that Thursday, May 2, 2024, at 5:30 p.m. be set as the date and time for a public hearing on the proposed plans, specifications, form of contract and estimate of cost and award of contract.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that dates and times be set for the bid letting, public hearing, and award of contract for the South 18th Street Reconstruction Project.

Passed this 4th day of April 2024

Mayor – Kathie Mahoney

Attest – Celeste El Anfaoui



COUNCIL ACTION FORM

Date: 4/4/2024

Presented By: Benson

Subject: 4th of July Fireworks Display Agenda Item: 12

Description:

Approve an agreement with J&M Displays for the 2024 Independence Day fireworks display.

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 APPROVING AGREEMENTS FOR
FIREWORKS DISPLAY WITH J&M DISPLAYS**

WHEREAS, the City of Keokuk, Iowa holds an annual Independence Day celebration; and

WHEREAS, the finale of said celebration is a fireworks display.

WHEREAS, in 2022 we signed a multi-year agreement extension which ends in 2024.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK IOWA, THAT the City Council approves an agreement with J&M Displays for the 2024 Independence Day fireworks display.

PASSED, APPROVED, AND ADOPTED this 4th day of April 2024.

K.A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk



DISPLAY INFORMATION

Please complete the following information printed in **RED**:

Display Date: July 4th, 2024 Rain Date: _____

Time of Display: _____

Name of **Organization Purchasing** Display: City of Keokuk

Billing Address: 601 Main St.

City, State, Zip: Keokuk, IA 52632

Telephone: 319-524-2050 Cell: _____ E-mail: abenson@cityofkeokuk.org

Name of **Contact Person**: Amy Benson

Contact Address: 601 Main St. Ste. 3

City, State, Zip: Keokuk, IA 52632

Telephone: 319-524-2050 Cell: _____ E-mail: abenson@cityofkeokuk.org

Send **Invoice** to: Amy Benson

Billing Address: 601 Main St. Ste. 3

City, State, Zip: Keokuk, IA 52632

Telephone: 319-524-2050 Cell: _____ E-mail: abenson@cityofkeokuk.org

FOR SALES REPRESENTATIVE

J&M Fired 1.4G 1.3G PROXIMATE HAND FIRE (July 1st - 6th Only) FLAME

Sales Representative: J&M Insurance Extension: YES or NO

On-Site Contact for Tech: Brian Carroll 319-795-7384 or Dave Hinton 319-795-4759

Delivery Information: Customer Pick Up At: _____ On-Site Delivery:

Driver Name: _____ Telephone: _____

Delivery Address to Shoot Site: _____

Delivery to Bunker: Location: _____

Lead Tech: John Morris Telephone: 319-670-0706

NOTES: _____

Proposal # _____ Final Show \$: 10,000.00 Mileage: _____ (by air miles)

OFFICE USE ONLY

O# _____ C# 10318 Customer PO# _____
 tax exempt certificate received Agreement received Full payment Down payment
 permit received IQ received \$ _____ \$ _____
 ATF permit Exp. _____ S/P _____ Date _____ Check# _____ Date: _____ Check# _____



FIREWORKS LIABILITY EXTENSION QUESTIONNAIRE

RETURN TO: dianah@jandmdisplays.com, kathys@jandmdisplays.com
Fax: 267-392-3890 or mail to J&M Displays, Inc.
18064 170th Avenue, Yarmouth, IA 52660

Show Work Comp
 Special Instructions

CERTIFICATE HOLDER (NAMED INSURED): City of Keokuk

ADDRESS: 501 Main Street

CITY: Keokuk

STATE: IA

ZIP: 52632

PHONE: 319-524-2050

FAX: _____

EMAIL: abenson@cityofkeokuk.org

EFFECTIVE DATE(S): _____

RAIN DATE: _____

ADDITIONAL NAMED INSURED:

1. NAME / ADDRESS / E-MAIL: City of Keokuk

INTEREST IN EVENT: sponsor

2. NAME / ADDRESS / E-MAIL: City of Keokuk Parks & Rec. Advisory Committee

INTEREST IN EVENT: sponsor

3. NAME / ADDRESS / E-MAIL: _____

INTEREST IN EVENT: _____

4. NAME / ADDRESS / E-MAIL: _____

INTEREST IN EVENT: _____

TYPE OF SHOW: (Check all that apply.) INDOOR PROXIMATE FLAME OUTDOOR 1.4G CONSUMER 1.3G DISPLAY 1.1G DISPLAY (12" & 16")

LOCATION OF EVENT:

DRAW A DIAGRAM of the shooting area using Google Earth Software and attach showing:

1) mortar placement; 2) planned direction of shooting; 3) distances. (REQUIRED)

Center of Display Site Coordinates in Decimals: Latitude: _____

Longitude: _____

Distance to nearest exposure 371 ft.

Distance to spectators 442 ft.

Distance to nearest vehicle 676 ft.

Are there fallout spotters? YES NO

Size of largest shell being shot: _____ inches

Name of designated Pyrotechnician: _____

FIREWORKS WARRANTY:

1. Fireworks will be displayed not less than required by NFPA standards away from spectators, vehicles and other exposures with a minimum radius of 70 ft per inch of shell diameter for 1.3G shows.
2. All displays will be aimed away from spectators.
3. Fireworks that have been wet at any time prior to display will not be used.
4. All fireworks have been purchased only from J & M Displays, Inc. Merchandise from other companies and/or home-made products are not covered under this liability extension.
5. Firing area will be policed for all debris upon completion of firing display and inspected by the shoot team.
6. Firing area will be inspected by the sponsoring organization at first light the following day.
7. Pyrotechnicians are specifically excluded from all liability coverage.
8. Any claims must be reported to the Yarmouth, Iowa office in writing within 24 hours of the incident.



INSTRUCTIONS ON HOW TO COMPLETE THE FIREWORKS LIABILITY EXTENSION QUESTIONNAIRE

- 1 Certificate Holder (named insured).** This should be the organization/person to whom the certificate of insurance should be mailed to. Usually will be the same as the organization/person who is purchasing the display.
- 2 Address, City, State, Zip.** This should be the address of the Certificate Holder.
- 3 Phone, Fax.** This should be numbers of the person completing this form so contact can be made if any questions.
- 4 Effective Date(s).** This is the date(s) of your fireworks display.
- 5 Rain Date.** This is the date that your fireworks display will be rescheduled to in the case of inclement weather.
- 6 Additional Named Insured.** Additional insured are usually the certificate holder as well as any land owners from which the display will be fired. Sometimes cities or counties have special requirements as to who they must have listed in order to obtain a permit. Include addresses and what their interest in your event is. Example: land owner.
- 7 Type of show.** Circle all that apply.
- 8 Location of Event.** Example: Kossuth Park, Mediapolis, Iowa.
- 9 Diagram.** Draw a diagram of the firing area indicating mortar placement, planned directions of shooting, any buildings or obstacles (exposures), and where the audience will be located. Measurements are required. They are necessary to make sure that NFPA safe distance requirements are met. If J & M Displays is firing the show for you, speak with your sales representative for help with this section.
- 10 Fall Out Spotters.** If you are firing your own show, will you have people whose only job is to watch where the fall out is landing? If this is a J & M fired display, there will always be fall out spotters.
- 11 Largest Shell.** You can find the size of the largest shell being fired in your show by looking in your proposal, catalog assortment or ask your J & M sales representative.
- 12 Name of Designated Pyrotechnicians.** Name of the person in charge of firing this display.
- 13 Read the Fireworks Warranty and then sign and date at the bottom of the page.**
- 14 Use Google Earth to Draw Diagram**

EXAMPLE SITE DIAGRAM





FIREWORKS DISPLAY AGREEMENT

THIS AGREEMENT is made and entered into this 4 day of April, 2024, by and between J&M Displays, Inc., an Iowa corporation, having its principal place of business at Yarmouth, Iowa, including its employees, owners, and agents, hereinafter referred to as "Seller", and City of Keokuk, hereinafter referred to as "Buyer".

Seller shall furnish to Buyer one (1) fireworks display, as per the \$ 10,000.00 program (the "Fireworks Program") submitted to and accepted by the Buyer, and which by reference is made a part hereof as Exhibit A. The display is to take place on the evening of July 4th, 2024 at approximately 9:30 p.m., weather permitting.

IT IS FURTHER UNDERSTOOD AND AGREED BETWEEN THE PARTIES AS FOLLOWS:

I. FIRING OF DISPLAY

- a. Seller agrees to furnish all necessary fireworks display materials and personnel for a professional fireworks display in accordance with the Fireworks Program approved by the Parties. Seller agrees to comply with all local, state, and federal regulations and guidelines pertaining to the storing and displaying of fireworks. Seller, with Buyer's assistance, shall obtain any necessary permits for the fireworks display.
- b. Buyer Agrees to provide:
 - i. Sufficient area for the display, including a minimum spectator set back as determined by Seller;
 - ii. Protection of the display area by roping off or similar facility;
 - iii. Adequate police or security protection to prevent spectators from entering the display area; and
 - iv. Persons to assist in the inspection and cleanup of fireworks debris in the fallout zone of the shoot site at first light in the morning following the display;
- c. The cost and acquisition of any site-specific materials or display restrictions (such as sand or the use of a barge) shall be discussed prior to adoption of this Agreement, and the Party responsible for any such acquisition and cost shall be specifically laid out in the Fireworks Program (Exhibit A).
- d. Buyer understands that its failure to provide an appropriate area for the fireworks display, with requirement minimum setbacks and security, may result in a change to Buyer's display (such as a restriction on the type(s) of products which can be utilized) or a cancellation of the display for safety reasons, at Seller's sole discretion. In such event, if Buyer cannot immediately remedy the setback or security concern prior to the Display time noted above, Buyer remains responsible for the entire purchase price of the display regardless of any limitation or cancellation of the display.

II. PAYMENT. The Buyer shall pay to the Seller (check one of the below options):

- The sum of \$ _____ as a down payment upon execution of this Agreement. The balance of \$ 10,000.00 shall be due and payable within fifteen (15) days after the date of the fireworks display. A service charge of one and one-half percent (1 ½ %) per month shall be added to the unpaid balance if the account is not paid in full with the fifteen (15) days from the date of the display. If this account remains unpaid and is turned over to a collection agency for non-payment, all fees incurred in collecting the balance will be at the Buyer's expense. All returned checks will be assessed a \$30.00 fee.
- \$ 10,000.00 in full by April 24th, 2024 (70 days prior to the display date). The Buyer will receive 8% prepayment bonus product in this fireworks display.
- \$ 10,000.00 in full by June 4th, 2024 (30 days prior to the display date). The Buyer will receive 5% prepayment bonus product in this fireworks display.

III. LOYALTY PROGRAM

- a. Seller has in place a bonus system for Buyer's who purchase their fireworks displays exclusively from Seller year-to-year. The full terms of Seller's loyalty program have been provided to Buyer with the Program and are available on J&M's website.
- b. Pursuant to Buyer's status in the loyalty program, Buyer will receive an additional 5% 10% 15% (check one) bonus product for this display.

IV. POSTPONEMENT/CANCELLATION

- a. Rain Date: Should inclement weather prevent the firing of the display on the date intended, the Parties agree to a mutually convenient rain date of _____ or another date as agreed to by both Parties. Once display set-up has begun, the determination to cancel the fireworks display because of inclement weather or unsafe weather conditions shall rest within the sole discretion of the Seller, the Authority Having Jurisdiction, and the Seller's lead pyrotechnician.
- b. Except as specifically provided for elsewhere in this Agreement, neither Party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes (hereinafter referred to as "Force Majeure"), to the extent beyond the Party's reasonable control: acts of God, accident, riots, public disturbances including but not limited to an active-shooter situation, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, natural catastrophes, governmental acts or omissions, changes in laws or regulations, national strikes, fire, explosion, or generalized lack of availability of raw materials or energy.
- c. Disruption of Services due to Covid-19, supply chain disruptions, and public health. Fireworks displays and related events are prone to cancellation due to the ongoing and unforeseeable nature of the Covid-19 pandemic and related health issues, government intervention (such as stay-at-home orders or restrictions on gatherings), and unavailability of supplies and personnel. As such, Seller will work with all customers to ensure a timely and safe display, but due to circumstances outside Seller's and Buyer's control, certain fireworks displays may have to be cancelled or rescheduled with limited notice. Each Party's obligations to perform hereunder will be excused in the case of a Force Majeure Event, which is defined to include (but is not limited to) supply chain disruptions which prevent Seller from obtaining the necessary materials to perform the Display; medical conditions which result in quarantine or similar limitations, or restrictions on travel or congregation in the metropolitan area where the Display is scheduled to be held; and death, serious illness or incapacity of one or more of the display Shoot Team member(s) which renders it impossible, unsafe, or not reasonably practical for the Shoot Team to perform the display.

A governmental or municipal Buyer, who in its discretion and control, acts or adopts a restriction on public gatherings shall not be relieved of its obligations under the Force Majeure provisions of this Agreement. A Buyer who anticipates any such restriction or potential cancellation shall immediately notify and contact Seller to discuss alternative arrangements.

- d. Unless specified above: Displays postponed to an alternate date will be charged and additional 15% of the total contract price for additional expenses incurred in presenting the display on an alternate date; for Displays canceled and not rescheduled within the same calendar year, Seller shall be entitled to 20% of the contract price for out-of-pocket expenses incurred in preparation for the display.

V. INSURANCE and LIMITATIONS OF LIABILITY

- a. Seller agrees to provide, at its expense, general liability insurance coverage in an amount not less than \$10,000,000, and within two (2) weeks prior to the date of the fireworks display, shall submit to Buyer, if requested in writing, a certificate of insurance. All entities listed on the certificate of insurance will be deemed an additional insured. In the event of a claim by Buyer, the applicable deductible shall be paid by the Seller.

The Seller agrees to defend, indemnify, and hold harmless the Buyer and its agents and employees from and against all claims, costs, judgments, damages and expenses, including reasonable attorney's fees that

may or shall arise out of any negligent or wrongful act or omission by the Seller related to the performance of the fireworks for the Buyer. The Buyer agrees to give the Seller prompt notice of any claims or demands and to cooperate with the Seller or its successors in interest or assigns, if any, in the defense of any such claims and/or demands.

- b. Separate from, and in addition to Seller's insurance of the fireworks, Buyer agrees to provide, at its expense, a general liability policy or "special event" insurance coverage, in an amount sufficient to meet or exceed municipality or industry standards and all applicable requirements of local, state, and federal law. For any injury or property claims that may arise during the course of Buyer's event, not arising out of Seller's acts or the performance of the fireworks, Buyer's insurance shall be primary. Buyer agrees to defend, indemnify, and hold harmless the Seller and its agents and employees from and against all such claims, costs, judgments, damages and expenses, including reasonable attorney's fees that may or shall arise out of any negligent or wrongful act or omission by the Buyer or third-parties occurring during the course of Buyer's event.
- c. In no event shall Seller's liability to Buyer arising out of or related to this Agreement, whether arising out of or related to breach of contract, tort (including negligence), or otherwise, exceed the aggregate amount of insurance coverage as described in this section. Notwithstanding any provisions to the contrary, in no event shall either Party be liable to the other, or to any third party, for any loss of use, revenue or profit, or for any consequential, incidental, indirect, exemplary, special, or punitive damages whether arising out of breach of contract, tort (including negligence), or otherwise, regardless of whether such damage was foreseeable and whether or not such party has been advised of the possibility of such damages.

VI. Each Party has read all of the provisions of this Agreement, they understand all of its provisions, and agree to be bound by them. This written contract, and its Exhibits, contains the entire agreement of the Parties and modifies and supersedes all prior agreements or negotiations, all of which are merged into and incorporated into this Agreement. If any provision of this Agreement is held invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this agreement.

VII. Choice of Law, Jurisdiction, and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa without regard to conflict-of-law principles, except as otherwise specifically required for the storing and displaying of fireworks as set forth by State and Federal law. Notwithstanding, the Parties must bring any legal or equitable action or proceeding arising under or related to this Agreement exclusively in the Iowa District Court in and for Des Moines County, Iowa. The Iowa District Court in and for Des Moines County, Iowa shall have exclusive jurisdiction to decide any disputes arising out of or related to this Agreement. Each party knowingly and voluntarily consents to and expressly waives any objection or defense to personal jurisdiction, improper or inconvenient venue, or inconvenient forum in the Iowa District Court in and for Des Moines County, Iowa.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first written above.

SELLER

BUYER

BY: _____

BY: _____

ROLE: _____

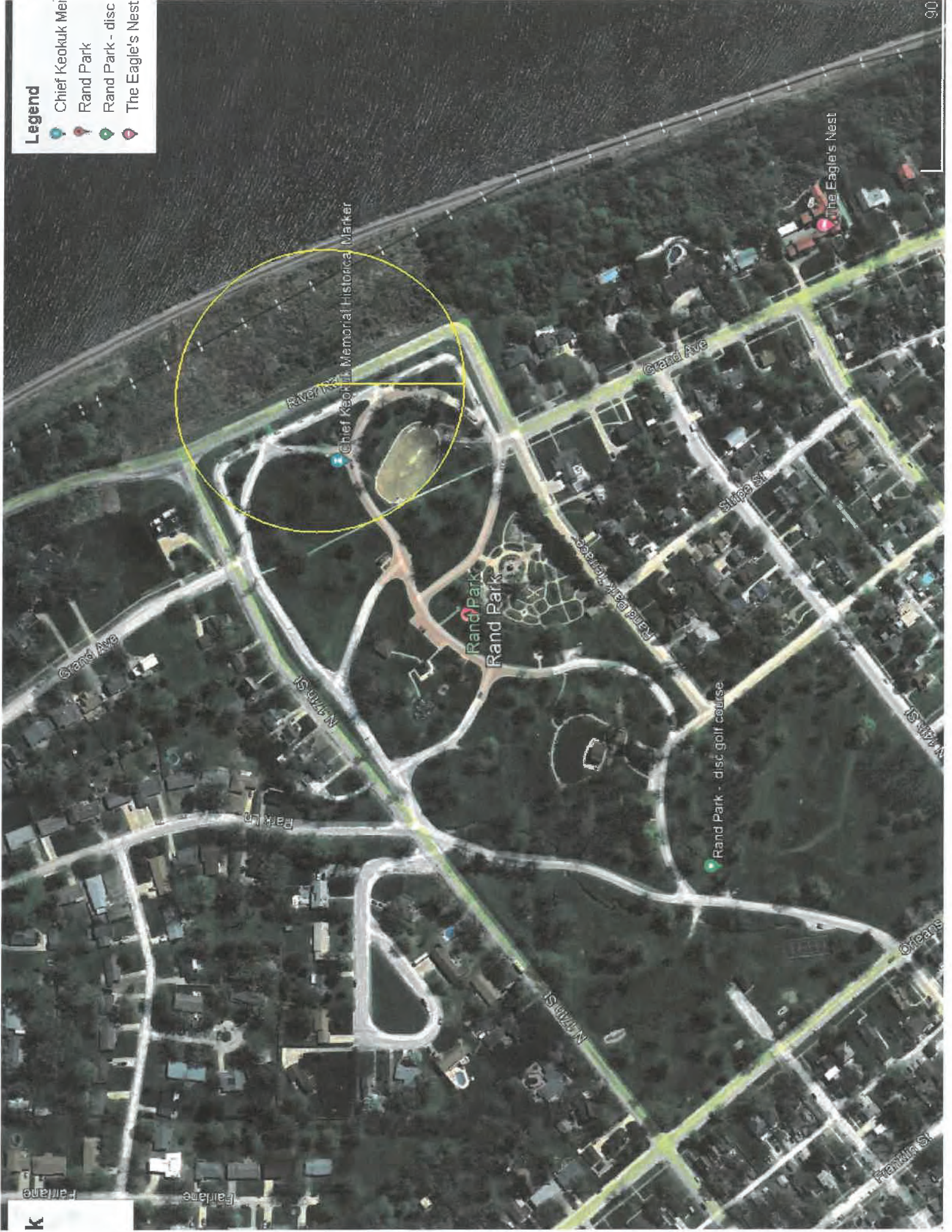
ROLE: _____

J&M Displays, Inc.

ENTITY: _____

Please include the **DISPLAY INFORMATION FORM** with this Agreement so your order is processed accurately.

- Legend**
- Chief Keokuk Mei
 - Rand Park
 - Rand Park - disc
 - The Eagle's Nest





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure, LLC dba Britton Gallagher 3737 Park East Dr. STE 204 Beachwood OH 44122	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED J & M Displays, Inc. 18064 170th Avenue Yarmouth IA 52660	INSURER A: Everest Denali Insurance Company 16044	
	INSURER B: Axis Surplus Ins Company 26620	
	INSURER C: Everest Indemnity Insurance Co. 10851	
	INSURER D:	
	INSURER E:	
INSURER F:		


COVERAGES **CERTIFICATE NUMBER:** 824398211 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		S18ML00060-241	1/15/2024	1/15/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		S18CA00033-241	1/15/2024	1/15/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		P-001-000063943-06	1/15/2024	1/15/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below Y / N N / A					WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Excess Liability #2		S18EX01313-241	1/15/2024	1/15/2025	Each Occ/ Aggregate \$4,000,000 Total Limits \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement or permit.
FIREWORKS DISPLAY DATE: JULY 4, 2024
RAIN DATE: TBD
LOCATION OF EVENT: RAND PARK, KEOKUK, IA

ADD'L INSURED: THE CITY OF KEOKUK, IOWA, ITS EMPLOYEES, VOLUNTEERS, OFFICERS, ELECTED OFFICIALS, PARTNERS, SUBSIDIARIES, DIVISIONS & AFFILIATES, EVENT SPONSORS & LANDOWNERS AS THEIR INTEREST MAY APPEAR IN RELATION TO THIS EVENT; CITY OF KEOKUK PARKS & RECREATION ADVISORY BOARD (SPONSOR).

CERTIFICATE HOLDER City of Keokuk 601 Main Street Keokuk IA 52632	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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COUNCIL ACTION FORM

Date: April 4, 2024

Presented By: El Anfaoui

Subject: Set Public Hearing FY24-25 Budget Agenda Item: _____

Description:

The preliminary FY 24-25 budget is almost complete. Prior to adoption of the final budget, the city is required to hold a public hearing. Staff recommends April 18, 2024 at 5:30 PM.

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 SETTING PUBLIC HEARING ON THE FISCAL YEAR 2024-2025 ANNUAL BUDGET

WHEREAS, the City of Keokuk, Iowa has prepared the annual operating budget for Fiscal Year 2024-2025; and

WHEREAS, prior to approving said annual budget, a public hearing must be held to receive comments.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, a public hearing shall be held on April 18, 2024, at 5:30 PM in the City Council Chambers, Keokuk City Hall, 501 Main St, Keokuk, Iowa.

BE IT FURTHER RESOLVED that the City clerk shall publish notice of said public hearing in a newspaper of general circulation.

PASSED, APPROVED, AND ADOPTED this 4th day of April 2024.

Mayor– K.A. Mahoney

ATTEST:

City Clerk- Celeste El Anfaoui



COUNCIL ACTION FORM

Date: April 4, 2024

Presented By: B. Carroll, PWD BC

Subject: SID Center Laundry & Rectory Construction Agenda Item: _____

Description:

Recently there has been vandalism at the old laundry facility and rectory of the Southeast Iowa Development Center (SEIDC). Due to broken windows and a recent break in, the public works department would like to cover all the windows and doors that have glass with steel, remove the air conditioning unit, and remove wood fencing that is being used to climb on.

One bid was received from DANSCO Contracting to perform said repairs in the amount of \$30,800.

I would recommend approval of a contract with DANSCO to remove the wood fence, remove air conditioning unit after disconnected, cover all windows and door glass with 40 year steel to match.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 303-768-6490 Title: Contractual Services

Amount Budgeted: \$ _____

Actual Cost: \$30,800

Under/Over: _____

Funding Sources:

TIF _____

Departments:

SEIDC _____

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

RESOLUTION NO.

**A RESOLUTION AWARDDING CONTRACT FOR
SEIDC LAUNDRY FACILITY & RECTORY REPAIR**

WHEREAS the Southeast Iowa Development Center (SEIDC) has recently been vandalized and many windows have been broken at the old laundry facility and rectory; and

WHEREAS the public works department would like to cover all windows and doors that currently have glass with steel, remove the air conditioning unit once disconnected, and remove wood fencing that is being used to climb on; and

WHEREAS one bid was received for the repairs from DANSCO Contracting of Keokuk, IA in the amount of \$30,800.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that a contract be awarded to DANSCO Contracting to perform repairs to the old laundry facility and rectory at the SEIDC for security and safety.

Passed this 4th day of April 2024

Mayor – Kathie Mahoney

Attest – Celeste El Anfaoui

DANSCO CONTRACTING

602 MAIN ST
KEOKUK, IA 52632-5523 US
+1 3197957200
danscocontracting@gmail.com

Estimate

ADDRESS
CITY OF KEOKUK
1414 JOHNSON ST
KEOKUK, IA 52632

ESTIMATE 1037
DATE 03/21/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	REMOVE WOOD FENCE	1	3,750.00	3,750.00
	Services	REMOVE A/C UNIT AFTER POWER IS DISCONNECTED	1	6,250.00	6,250.00
	Services	COVER ALL WNDOWS AND DOOR GLASS - WOOD FRAME WITH 40 YEAR STEEL TO MATCH	1	20,800.00	20,800.00

TOTAL

\$30,800.00

Accepted By

Accepted Date



COUNCIL ACTION FORM

Date: 4-1-24

Presented By: Gabe Rose

Subject: 2002 Fire Truck Purchase Agenda Item: 16

Description:

Enter into a contract of sale with Command Fire Apparatus for a 2002 Spartan Rescue Pumper in the amount of \$72,500.00. This apparatus will be utilized by KFD while our new rescue pumper is being built. Lead time on the new apparatus is approximately 3 years.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: \$72,500

Under/Over: _____

Funding Sources:

Insurance rental funds _____

Departments:

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

RESOLUTION NO. _____

**A RESOLUTION ALLOWING THE MAYOR TO ENTER INTO A
CONTRACT AGREEMENT WITH COMMAND FIRE APPARATUS FOR A
2002 SPARTAN RESCUE PUMPER**

WHEREAS, The Mayor of the City of Keokuk is entering into a contract of sale with Command Fire Apparatus for a 2002 Spartan Rescue Pumper in the amount of \$72,500.00. This apparatus will be utilized by KFD while our new rescue pumper is being built. Lead time on the new apparatus is approximately 3 years.

**BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF
KEOKUK, IOWA;** that the contract agreement is hereby approved.

PASSED, APPROVED, AND ADOPTED this 4th day of April 2024.

K.A. Mahoney, Mayor

Attest: Celeste El Anfaoui, City Clerk



Lancaster County PA
~ A FIREFIGHTER OWNED
& OPERATED COMPANY ~

20 Wildflower Lane ■ Lancaster, PA 17603
www.sellfiretrucks.com ■ email: glenn@sellfiretrucks.com
1.866.238.6688 ■ Fax: 717.735.0228

Contract of Sale

All parties set forth the following agreement and enter into this contract as follows:

Command Fire Apparatus with corporate offices located at 1916 West Main Street Mount Joy, PA 17552 (hereafter referred to as the Seller) a licensed Pennsylvania vehicle dealer, offers for sale a used **2002 Spartan Rescue Pumper, VIN # 4S7HT23932C041416**, and

Keokuk Fire Department (Hereafter referred to as the Buyer), with offices located at 111 Soth 13th Street, Keokuk, IA 52632

Buyer agrees to enter into contract to purchase the unit, and Seller agrees to the following terms and conditions of sale,

The purchase price of the unit shall be **\$ 72,500.00** (Seventy-two thousand five hundred dollars and no cents) and shall be paid as follows:

A 10% down-payment is due now (\$7,250.00) to Command Fire Apparatus upon execution of this contract and title will be transferred to the Buyer upon payment in full at the time of delivery.

Upon payment in full, the Seller shall transfer full and clear title and all rights of ownership to the Buyer.

Seller agrees to the following items:

A current pump test on the unit will be included.

A new Federal DOT safety inspection sticker on the vehicle.

A full service of all filters and fluids.

A check of all systems and operations of the unit.

A 1-year limited 3rd party powertrain warranty on the vehicle.

Letter the units cab to your specifications

Deliver the vehicle to your community

Buyer is not responsible for any damage to the vehicle prior to its delivery to the buyer's location and payment shall be returned within 7 days if the vehicle receives any significant damage prior to delivery.

Specifications of the unit: 2002 Spartan 1500/750 Rescue Pumper, 4 door custom Advantage FF flat roof cab with seating for 4 (3 SCBA seats), powered by a 330HP Cummins ISC diesel engine with Jake Brake, automatic transmission, A/C, 1500 GPM single stage Hale QMax pump, 750 gallon fiberglass tank, (3) crosslays, booster reel mounted above pump panel, deck gun, extended front bumper, Aluminum Luverne body with rollup doors, Command light 6 head light tower, Hydraulic ladder rack with 24', 14', ladders, electronic siren, 2 wheel chocks, Clean Texas truck with 29,700 Miles

In the event of breach or default of this contract by the seller, the payment shall be returned to the Buyer within 7 business days.

This contract constitutes the full and complete agreement of sale and is executed by both parties as set forth below on March____2024:

Glenn D. Usdin, President (signed)

Authorized Representative
Keokuk Fire Dept. IA (buyer)

Command Fire Apparatus
Glenn D. Usdin, President (seller)

Please sign and fax this agreement to: (717) 735-0228

Please send your payment to:

Command Fire Apparatus
1916 West Main Street
Mount Joy, PA 17552



COUNCIL ACTION FORM

Date: April 1, 2024

Presented By: Broomhall

Subject: Set public hearing to sale property 1108 Franklin Agenda Item: 17

Description:

Eleven Acres LLC, Steven & Kara Horn has submitted an offer to purchase 1108 Franklin Street for \$100.00 to construct a small house on.

The City of Keokuk has owned the property since November 09, 2016. The property has been offered for sale by sealed bid on several occasions.

A public hearing is required for disposal of any city owned property.

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 SETTING A PUBLIC HEARING PROPOSING THE SELL OF
REAL ESTATE AT 1108 FRANKLIN STREET OWNED BY THE CITY OF
KEOKUK**

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, situated in the City of Keokuk, Lee County, Iowa, legally described as follows:

The Properties Commonly known as:

1108 Franklin, Original City, Lot 2, Block 163 (50' x 140')

WHEREAS, notice of intent to sell the property described herein will be given by publication of Public Notice attached to this resolution. This notice will be published once in the Daily Gate City, a newspaper printed, published, and of general circulation in the City of Keokuk, not less than 4, nor more than 20, days before the meeting of the City Council at which the proposal will be considered; and

WHEREAS, 1108 Franklin Street has been offered for sale by sealed bid on several occasions, the last date was September 2023, no bids were received at that time. An offer of \$100.00 was received on October 2, 2023, from Eleven Acres LLC, to purchase the property to construct a small house on.

WHEREAS, The City Council will hold a Public Hearing on the proposed real property sale on April 18, 2024, at 5:30 PM in the Council Chambers at Keokuk City Hall.

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

THAT, a public hearing be held on the purchase proposal for the above-named real properties on April 18, 2024, at 5:30 PM in the Council Chambers of the Keokuk City Hall. The City Clerk is hereby directed to cause notice of this proposal to be published as provided by Section 362.3 of the Code of Iowa.

Passed & Approved this 4th day of April 2024.

K. A. Mahoney, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

PUBLIC NOTICE

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF KEOKUK, OF DISPOSING OF THE CITY'S INTEREST IN CERTAIN REAL ESTATE

PUBLIC NOTICE is hereby given that the City Council of the City of Keokuk, Iowa, will hold a public hearing on April 18, 2024, at 5:30 p.m. in the City Council Chambers, 501 Main Street, Keokuk, Iowa, at which date and time the City Council proposes to take action disposing of the City's interest by Quit Claim Deed the following described real estate:

1108 Franklin, Original City, Lot 2, Block 163 (50' x 140')

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City on the above action. After all comments have been received and considered, the City Council may at this meeting or at any adjournment thereof, take additional action for the disposition of the City's interest in such real estate above and the approval of a Development Agreement. By order of the City Council said hearing shall be held in accordance with and governed by the provisions of Section 364.7 of the Code of Iowa.



COUNCIL ACTION FORM

Date: April 1, 2024

Presented By: Broomhall

Subject: Set public hearing to approve grant application submittal Agenda Item: 18

Description:

A public hearing is required to approve the Comprehensive Neighborhood Revitalization Grant Application. Staff from SEIRPC will be in attendance to go over grant requirements.

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 SETTING A PUBLIC HEARING APPROVING THE
COMPREHENSIVE NEIGHBORHOOD REVITALIZATION GRANT
APPLICATION**

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

THAT a public hearing is scheduled for 5:30 p.m., April 18, 2024, in the City Council Chambers, 501 Main Street, for the Keokuk City Council to approve the Comprehensive Neighborhood Revitalization Grant Application from the Iowa Economic Development Authority, Community Development Block Grant Program.

Passed & Approved this 4th day of April 2024.

K. A. Mahoney, Mayor

Attest: _____

Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: April 4, 2024

Presented By: Mayor

Subject: Council Resignation Agenda Item: _____

Description:

Council Person Shelley Oltmans has submitted her resignation from the Keokuk City Council effective April 19, 2024. Council Person Oltmans has accepted a City Administrator position in Jackson, Minnesota. We wish here all the luck.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

Airport _____

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



COUNCIL ACTION FORM

Date: April 4, 2024

Presented By: Mayor

Subject: Filling Vacancy By Appointment Agenda Item: _____

Description:

Council Person Shelley Oltmans has given the city of Keokuk her resignation from the City Council. The best course of action would be to fill by appointment. (see the attached memo) Because the chosen candidate will be fulfilling Council Person Oltmans' 1st at Large seat, that seat will then be up for election on the November 2025 ballot.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

Airport _____

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

