

**AGENDA
CITY COUNCIL MEETING
APRIL 21, 2016
6:30 P.M.**

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Approval or correction of minutes of the regular meeting of April 7, 2016.

**SUMMARY
CITY COUNCIL MEETING
APRIL 7, 2016
6:30 P.M.**

The City Council of the City of Keokuk met in regular session on April 7, 2016 at 6:30 p.m. in the City Council Chambers, 415 Blondeau Street, with Mayor Thomas D. Marion presiding and five council members present, four absent: Ron Payne, Dan Winn, Sandy Pollitt, Roger Bryant and Susan Dunek. Mike O'Connor, Mike Moore, Larry Mortimer and John Helenthal were absent.

The Minutes of the regular meeting of March 17, 2016 and special meeting of March 29, 2016 were approved. Motion made by Roger Bryant and seconded by Sandy Pollitt. Motion carried.

Now is the time for a public hearing to review an application for a State Revolving Fund (SRF) loan involving the rehabilitation of sanitary and storm sewer lines and structures throughout the city. A public hearing notice pertaining to the hearing was published in *The Daily Gate City* on February 26, 2016.

Mayor Marion opened the hearing at 6:33 p.m.

COMMENTS: None.

Mayor Marion closed the hearing and the following resolution was adopted.

RES. NO. 45-16 - THAT, the public hearing is acknowledged and the Environmental Information document has been reviewed and the proposed improvements to the city's combined sewer system are approved.

Dave Schechinger of Veenstra & Kimm gave an update on the sewer separation project and stated that the upgrades at the Wastewater Treatment Plant are about complete.

RES. NO. 46-16 - THAT, the third and final reading of Ordinance No. 1951 amending Title 1, Section 1.04.020, Ordinances of the Keokuk Municipal Code be approved.

RES. NO. 47-16 - THAT, the second reading of Ordinance No. 1952 removing certain property from Amendment No. 2 to the Amended and Restated Twin Rivers Urban Renewal Plan be approved.

RES. NO. 48-16 - THAT, the second reading of Ordinance No. 1953 adopting the Keokuk Senior Lofts Urban Renewal Plan be approved.

RES. NO. 49-16 - THAT, the second reading of Ordinance No. 1954 amending Title 9, Chapter 28, Parking Regulations, of the Keokuk Municipal Code be approved.

Councilperson Bryant moved to bring Ordinance No. 1955, Sewer Rates, to the table and Councilperson Pollitt seconded the motion. Motion carried.

Councilperson Pollitt motioned that we postpone the second reading of Ordinance No. 1955, Sewer Rates, until the next meeting. Councilperson Payne seconded the motion. Motion Carried.

RES. NO. 50-16 - THAT, the Mayor be authorized to execute an Engagement Agreement with Ahlers & Cooney, P.C. in connection with \$3,175,000 General Obligation Refunding Capital Loan Notes, Series 2016A and \$4,550,000 General Obligation Refunding Capital Loan Notes, Series 2016B.

RES. NO. 51-16 - THAT, a public hearing be set for April 21, 2016 hearing on the authorization of a loan agreement and the issuance of not to exceed \$9,000,000 General Obligation Refunding Capital Loan Notes of the City of Keokuk, State of Iowa.

RES. NO. 52-16 – THAT, Aaron Burnett be named City Finance Manager for the City of Keokuk, Iowa.

RES. NO. 53-16 - THAT, the Safety Committee Meeting Minutes for March 2016 be acknowledged.

RES. NO. 54-16 - THAT, the Keokuk City Council hereby approves the proposed site location at 30 S. 12th Street for a redemption/recycling center contingent on site remaining in compliance with Section 20.40.020 (19) of the Keokuk Municipal Code, including active public utilities (water, electricity, sewer, etc.) at the site, and proof of current liability insurance submitted to the City of Keokuk on an annual basis.
DEFEATED on a four ayes, 1 nay vote.

Councilperson Winn stated that the property and building at that location was owned by Brian Boyd, who also owns other property including a building on Main Street, that burned down, which he failed to clean up, and Mr. Boyd has not returned any calls to city employees and has a problem with approving another building for a redemption center that Mr. Boyd owns.

Councilperson Dunek stated that Mr. Breuer would be the operator and not the landlord.

City Attorney Douglas Dorando stated that it was impermissible for the Council to take into consideration that Mr. Boyd is related to Mr. Breuer.

RES. NO. 55-16 - THAT, a Class C Liquor License, 5 day permit for Hy-Vee Keokuk, 2981 Plank Road and a Class B Beer Permit/Native Wine, 326 Main Street, be approved.

New Business: Councilperson Winn stated that he attended the Board of Supervisors meeting, along with a strong turnout of supporters, to encourage funding to Keokuk Area Hospital and hoping for the Board to decide to put it on the agenda.

City Administrator Aaron Burnett stated he had received two budget requests: one for Southeast Iowa Port Authority in the amount of \$2,000; and a second from the Lee County Economic Development Group for \$50,000 in FY 2016, and \$60,000 for FY 2017. These requests would be taken out of the hotel/motel tax. There was also discussion of the \$140,000 annually budgeted to Convention & Tourism, with a request that Mr. Kirk Brandenberger be contacted to present an update to the council.

RES. NO. 56-16 - THAT, the semi-monthly bills as listed on Register Pages 4831-4836, Checks No. 128343-128486, in the amount of \$1,518,593.81, be approved.

Motion to adjourn the meeting made by Susan Dunek and seconded by Roger Bryant.
Meeting adjourned at 7:05 p.m.

5. Mayor's Correspondence.
6. Citizen's Request.
7. (a) Public hearing on the authorization of a loan agreement and the issuance of not to exceed \$9,000,000 General Obligation Refunding Capital Loan Notes.

Now is the time and place for a public hearing on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$9,000,000 General Obligation Refunding Capital Loan Notes. A public hearing notice pertaining to the hearing was published in the *Daily Gate City* on April 14, 2016.

OPEN HEARING:

ORAL COMMENTS:

WRITTEN COMMENTS:

CLOSE HEARING:

- (b) Consider resolution instituting proceedings to take additional action for the issuance of not to exceed \$9,000,000 General Obligation Refunding Capital Loan Notes.

RESOLUTION NO.

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

THAT, additional action be taken for the issuance of not to exceed \$9,000,000 General Obligation Refunding Capital Loan Notes.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$9,000,000 GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTES", and moved:

- ☐ that the Resolution be adopted.
- ☐ to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2016, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$9,000,000 GENERAL OBLIGATION REFUNDING
CAPITAL LOAN NOTES**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$9,000,000 General Obligation Refunding Capital Loan Notes, for the essential corporate purposes, in order to provide funds to pay the costs of settlement, adjustment, renewing, or extension of any part or all of the legal indebtedness of a city, whether evidenced by bonds, warrants, or judgments, or the funding or refunding of the same, whether or not such indebtedness was created for a purpose for which general obligation bonds might have been issued in the original instance, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$9,000,000 General Obligation Refunding Capital Loan Notes, for the foregoing essential corporate purposes.

PASSED AND APPROVED this 21st day of April, 2016.

Mayor

ATTEST:

City Clerk

8. Consider third and final reading of Ordinance No. 1952 removing certain property from Amendment No. 2 to the Amended and Restated Twin Rivers Urban Renewal Plan.

RESOLUTION NO.

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

THAT, the third and final reading of Ordinance No. 1952 removing certain property from Amendment No. 2 to the Amended and Restated Twin Rivers Urban Renewal Plan be approved.

ROLL CALL

9. Consider third and final reading of Ordinance No. 1953 adopting the Keokuk Senior Lofts Urban Renewal Plan.

RESOLUTION NO.

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

THAT, the third and final reading of Ordinance No. 1953 adopting the Keokuk Senior Lofts Urban Renewal Plan be approved.

ROLL CALL

10. Consider third and final reading of Ordinance No. 1954 amending Title 9, Chapter 28, Parking Regulations of the Keokuk Municipal Code.

RESOLUTION NO.

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

THAT, the third and final reading of Ordinance No. 1954 amending Title 9, Chapter 28, Parking Regulations, of the Keokuk Municipal Code, be approved.

ROLL CALL

11. Consider second reading of Ordinance No. 1955 amending Title 13, Chapter 8, Sewer Rates, of the Keokuk Municipal Code.

RESOLUTION NO.

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

THAT, the second reading of Ordinance No. 1955 amending Title 13, Chapter 8, Sewer Rates, of the Keokuk Municipal Code, be approved.

ROLL CALL

12. Consider resolution approving a Revolving Loan Fund to Riverfront Broadcasting of Keokuk, Inc. in the amount of \$25,000 for machinery and equipment.

RESOLUTION NO.

WHEREAS, Riverfront Broadcasting of Keokuk, Inc. has applied for \$25,000 through the City of Keokuk Revolving Loan Fund to be used for machinery and equipment; and

WHEREAS, the City of Keokuk RLF Loan Review Committee, at its meeting on April 18, 2016, reviewed the application; and

WHEREAS, the City of Keokuk Loan Review Committee voted unanimously to recommend approval of the loan with a 7-year term at 4% (fixed) interest; now

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

THAT the City of Keokuk hereby authorizes a loan in the amount of \$25,000 from the City of Keokuk RLF to Riverfront Broadcasting of Keokuk, Inc. for a 7-year term at 4% (fixed) interest.

Memo

To: Keokuk City Council
From: Jeff Hanan, Assistant Director/RLF Administrator
Date: April 19, 2016
Re: Riverfront Broadcasting of Keokuk, Inc.

Owners Doyle & Carolyn Becker and David Brock (Riverfront Broadcasting of Keokuk, Inc.), through primary lender Keokuk Savings Bank & Trust Co., has applied for \$25,000 in revolving loan funds to be used for the purpose of purchasing machinery and equipment. The overall project includes purchase of Keokuk radio stations KOKX AM and WCEZ FM. The purchase includes real estate and equipment & fixtures. In addition, Riverfront is planning to make improvements to the commercial real estate located at 106 Washington Street.

The project is consistent with the goals and objectives outlined in the City of Keokuk RLF Mission Statement. The project is expected to help retain or create 11 jobs.

On Monday, April 18, 2016, the City of Keokuk RLF Loan Review Committee met to consider the application. The Committee voted to recommend funding the request under the following terms:

- ☐ Total Loan Amount: \$25,000
 - o Source: City of Keokuk RLF
- ☐ Term: 7 years
- ☐ Interest Rate: 4%
- ☐ Collateral: Mortgage on Commercial Real Estate, General UCC business lien filing

This memo is being submitted for the approval of the loan request by the Keokuk City Council.

13. Consider resolution approving a redemption/recycling center at 300 Main Street.

RESOLUTION NO.

WHEREAS, Section 20.40.020 (19) of the Keokuk Municipal Code establishes that recycling centers are an allowable use within a C-2, General Commercial Zoning District with site location having prior approval by the city council and;

WHEREAS, James Breuer has requested that site location approval at 300 Main Street for a redemption/recycling center; now therefore

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

THAT, the Keokuk City Council hereby approves the proposed site location at 300 Main Street; contingent on site remaining in compliance with Section 20.40.020 (19) of the Keokuk Municipal Code, including active public utilities (water, electricity, sewer, etc.) at the site, and proof of current liability insurance submitted to the City of Keokuk on an annual basis.

14. Consider resolution setting summer sewer rates for June, July and August 2016.

RESOLUTION NO.

WHEREAS, the Keokuk City Council feels that it would be appropriate to cap sewer rates in the summer months when usage is high and not all water used is discharged into the sewer system; now therefore,

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

THAT, during the summer period, which shall consist of the months of June, July and August 2016, each Class II, type A sewer user shall be billed based upon the user's actual consumption but not to exceed one hundred twenty-five percent of that user's average consumption for the previous winter period (the product of the percentage and the average will be rounded to the nearest whole number) and not less than the minimum of two units and when a Class II, type A user does not have a complete history for the previous winter period, two months of data for that user will be used for determining the average for the winter period. If two months of data are not available to develop a winter period average, the bill during the summer period shall be based on actual consumption. No Class II, type A user shall be billed for a monthly consumption in excess of seventy units.

15. Consider resolution amending the Sidewalk Café Administrative Guide regarding Section B (iii) “Anchored Fencing”.

RESOLUTION NO.

WHEREAS, the City Council requested a review and recommendation by city council and staff after receiving a request to amend Section (B) (iii) Anchored Fencing of the Keokuk Sidewalk Café and Administrative Guide, now therefore;

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

THAT, Section (B) (iii) Anchored fencing of the Sidewalk Café Administrative Guide and Request for Lease be hereby amended as follows:

iii. Anchored Fencing – Engineering documentation must be submitted that describes minimum building code requirements. Fence must be installed per manufactures specifications. In addition to Section 1 above, exterior diagram must contain the following information within the drawing:

-Schematic design of anchored fencing, including proposed type and design of fence material, height of fence, anchoring system and location of anchors.

-Detail of proposed gates, if applicable, including location, size and design.

-Detail of how anchoring system will be maintained during winter months while fencing is removed to temporarily eliminate holes within the sidewalk which can pose a hazard to pedestrians.

16. Consider resolution awarding the Comprehensive Plan update to Southeast Iowa Regional Planning Commission.

RESOLUTION NO.

WHEREAS, the City of Keokuk submitted request for proposals from planning and engineering firms to update the 1999 comprehensive plan; and

WHEREAS, two proposals were received on April 7, 2016, firm qualifications, familiarity with the community and budget information were reviewed; staff ranked Southeast Iowa Regional Planning Commission as the firm best suited to accomplish the update; now therefore,

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

THAT, the Mayor and City Clerk be authorized to execute an agreement for planning services with Southeast Iowa Regional Planning Commission to provide for such Comprehensive Plan update as is described in their scope of services in the amount \$22,500 with services being completed by October, 2017.

17. Consider resolution of Support and Financial Commitment for the Main Street Program.

RESOLUTION NO.

**RESOLUTION OF SUPPORT AND FINANCIAL COMMITMENT FOR THE
MAIN STREET PROGRAM IN KEOKUK, IOWA.**

WHEREAS, an Agreement between the Iowa Economic Development Authority, Main Street Keokuk, Inc. and the City of Keokuk for the purpose of continuing the Main Street Iowa program in Keokuk; and

WHEREAS, this Agreement is pursuant to contractual agreements between the National Main Street Center, Inc. and the Iowa Economic Development Authority to assist in the revitalization of the designated Main Street project area of Keokuk, Iowa; and

WHEREAS, the City Council of Keokuk endorses the goal of economic revitalization of the Downtown within the context of preservation and rehabilitation of its historic buildings and supports the continuation of the Main Street Approach® as developed by the National Main Street Center and espoused by Main Street Iowa; now therefore,

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

THAT, the City of Keokuk hereby agrees to support both financially and philosophically the work of Main Street Keokuk and designates the Main Street Board to supervise the Executive Director. The source of funds to support Main Street Keokuk will be hotel/motel tax.

18. Consider resolution authorizing the Mayor to execute the Main Street Iowa Program Agreement beginning July 1, 2016 and ending June 30, 2018.

RESOLUTION NO.

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

THAT, the Mayor be authorized to execute the Main Street Iowa Program Agreement beginning July 1, 2016 and ending June 30, 2018.

Main Street Iowa Program Agreement
Agreement # PS2016 -G300-30

Agreement between the Iowa Economic Development Authority, the City of Keokuk and Main Street Keokuk Inc. for the purpose of continuing the Main Street Program in Keokuk.

THIS AGREEMENT is entered into and executed by the Iowa Economic Development Authority herein referred to as the "IEDA", the City of Keokuk and Main Street Keokuk Inc. hereinafter referred to as the "Community or Local Main Street Program".

WHEREAS, Main Street Keokuk Inc. established a partnership with the Iowa Economic Development Authority in 1986 and desires that the program continue; and

WHEREAS, the Iowa Economic Development Authority desires to continue the relationship which has been established with Main Street Keokuk Inc.;

NOW THEREFORE, in consideration of the foregoing and mutual covenants and agreements contained herein, the parties have agreed to do as follows:

SECTION I. The Local Main Street Program agrees to:

1. Maintain the local program's focus on the revitalization of the historic commercial district utilizing the Main Street Approach®. This should be reflected in the programs annual action plans, goals and objectives, vision, and mission statement.
2. Employ a paid full-time Executive Director for the Local Main Street Program who will be responsible for the day-to-day administration of the Main Street program in the Community. Full-time employment is defined as 40 hours per week dedicated to the Local Main Street Program work. Part time employment is 25 hours per week dedicated to the Local Main Street Program work. In the event this position is vacated during the time of this agreement, the Local Main Street Program agrees to fill this position in a reasonable time and provide a written timeline to fill this position to the Main Street Iowa State Coordinator.
3. Develop an accurate position description, which includes the rate of compensation, describing the administrative activities for which the program director is responsible. A copy of which is to be provided to Main Street Iowa annually.
4. Maintain worker's compensation insurance for the Executive Director and staff.
5. Maintain an office within the designated boundaries of the local Main Street district.
6. Submit monthly performance reports to the IEDA by established deadlines. The reports will document the progress of the Local Main Street Program's activities. Should a Local Main Street Program become three months tardy on submission of monthly reports, program services available through Main Street Iowa will be suspended until the Local Main Street Program has submitted all late reports to become current.
7. Provide Main Street Iowa examples of local best practices and information demonstrating local success stories (e.g. action plans, marketing materials, quality images, programmatic documents, etc.)
8. Achieve National Main Street Center accreditation at a minimum once every three years. Not achieving National Main Street Center accreditation at a minimum once every three years will result in termination of this agreement and loss of recognition as a Main Street Program Community.
9. Participate, as required by the State Main Street Coordinator, in training sessions as scheduled throughout the year. To remain in compliance and to be eligible for National Main Street accreditation, the Local Main Street Program must have representation at both days, in their entirety, of the three (3) training sessions held annually, indicated as mandatory on the program calendar. In addition, any newly hired program director will be required to participate in Main Street

Main Street Iowa Program Agreement
Agreement # PS2016 -G300-30

Orientation, as soon after the hire date as feasible. Registration and all related travel expenses for training will be paid by the Community.

10. Have a Resolution of Support passed by the City Council. This resolution must stipulate sources of funding for the program, a commitment to appoint a city official to represent the City on the local Main Street governing board of directors, and that the Local Main Street Program will continue to follow the Main Street Approach® as developed by the National Main Street Center, Inc. and espoused by Main Street Iowa.
11. Have a Resolution of Support passed by the Local Main Street Program Board of Directors. This resolution must stipulate a commitment to continue to follow the Main Street Approach® as developed by the National Main Street Center, Inc.
12. Maintain a "Designated Main Street Network" membership with the National Main Street Center.
13. Use the words "Main Street" when referring to and marketing the local program, either as an official part of the organization's name or as a tagline such as... "A Main Street Iowa Program". As a designated Main Street Iowa community, the Local Main Street Program is required to include the National Main Street Center/Main Street America and the Main Street Iowa logos on local program websites.
14. Not assign this agreement to another organization without obtaining prior written approval of the IEDA.
15. Remain in compliance with the requirements of this program as outlined in this agreement. If the IEDA finds that the Local Main Street Program is not in compliance with the requirements of this program agreement, the Local Main Street Program will be notified of non-compliance and given a 90-day probationary period in which to return to compliance. Continued non-compliance will result in termination of this agreement and loss of recognition as a Main Street Program Community.
16. Submit with this signed Program Agreement, one (1) copy the City's Resolution of Support, one (1) copy of the Local Main Street Program Board of Director's Resolution of Support, and one (1) completed W-9 of the Local Main Street Program.

SECTION II. The IEDA agrees to:

1. Designate a Main Street State Coordinator to handle communication between the Community, the Main Street Iowa Program, and state government agencies.
2. Coordinate up to three (3) statewide training sessions annually for program directors and local Main Street volunteers based on the combined needs of all Iowa Main Street Communities.
3. Conduct three one-day (1) Main Street orientations for all new program directors, board members and volunteers. The Orientation will introduce the Executive Director to the Main Street Program and to their immediate responsibilities. Orientation meetings will be held in a central Iowa location.
4. Conduct an on-site program visit annually.
5. Provide continuing advice and information to the Local Main Street Program.
6. Include the Community in the Main Street Iowa network.
7. Provide, as requested and can be scheduled, on-site technical assistance visits to the Local Main Street Program with Main Street Iowa personnel in the areas of design, economic vitality, promotion, organization, committee training, board planning retreat facilitation, action planning.
8. Offer additional optional, regionally hosted trainings throughout the year.

Main Street Iowa Program Agreement
Agreement # PS2016 -G300-30

SECTION III. The PARTIES hereto otherwise agree as follows:

1. The term of this agreement shall be for a period of two years, beginning July 1, 2016, and ending June 30, 2018. It may be extended or revised by a written amendment signed by both parties.
2. This agreement shall be binding upon and shall insure to the benefit of the parties and their successors.
3. Not to discriminate against any employee or applicant for employment because of race, color, sex, age, disability, creed, religion, sexual orientation, marital status, or national origin. The parties further agree to take affirmative action to assure that employees are treated without regard to their race, color, region, sex, age, disability, creed, religion, sexual orientation, marital status, or national origin during employment.
4. Either party may terminate this agreement without cause after 30 days written notice to the other party.
5. This document memorializes all elements of this agreement, and both incorporates and supersedes any previous agreements or negotiations, whether oral or written.
6. The IEDA is limited to furnishing its technical services to the Community and thus nothing contained herein shall create any employer-employee relationship.

IN WITNESS WHEREOF, the parties have executed this agreement.

BY:

(Mayor Signature)

(Date)

(Mayor Printed Name)

Keokuk, Iowa
(City)

BY:

(Board President Signature)

(Date)

(Board President Printed Name)

Main Street Keokuk Inc.
(Local Main Street Program)

BY:

Deborah V. Durham, Director
Iowa Economic Development Authority

(Date)

19. Consider resolution approving a Certificate of Completion for the Victory Park Sewer Separation Project in the amount of \$5,116,663.00.

RESOLUTION NO.

WHEREAS, the Victory Park Sewer Separation Project has been successfully completed by Keokuk Contractors of Keokuk, IA in the amount of \$5,116,663.00; now therefore,

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

THAT, the Certificate of Completion for said project is hereby accepted.

20. Consider resolution ratifying the General Union Contract, Local 238; Water Pollution Control Union Contract, Local 238; Fire Union Contract, Local 568; and Police Union Contract, beginning July 1, 2016 through June 30, 2020.

RESOLUTION NO.

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

THAT, union contracts be ratified for the General Union Contract, Local 238; Water Pollution Control Union Contract, Local 238; Fire Union Contract, Local 568; and Police Union Contract, beginning July 1, 2016 through June 30, 2020.

21. Consider resolution authorizing the mayor to enter into a lease agreement with Precision Pipeline LLC of Wisconsin for the use of five acres for a storage yard beginning May 1, 2016 and terminating October 31, 2016.

RESOLUTION NO.

WHEREAS, the City of Keokuk has negotiated a lease with Precision Pipeline LLC of Eau Claire, Wisconsin for the use of five acres that will be used for a storage yard beginning May 1, 2016 and terminating October 31, 2016 at an agreed upon rate of \$15,000 unless extended on a monthly basis thereafter at an agreed upon rate of \$2,500; now therefore,

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

THAT, the Mayor be authorized to sign a lease with Precision Pipeline LLC of Eau Claire, Wisconsin.

MATERIAL YARD LEASE AGREEMENT

THIS MATERIAL YARD LEASE AGREEMENT (hereinafter referred to as "Lease"), is made and entered into this 22nd day of April 2016, by and between the **City of Keokuk** (hereinafter referred to as "Lessor"), and **Precision Pipeline LLC a Wisconsin Corporation** (herein referred to as "Lessee").

LESSOR, For and in consideration of the sums set forth in this Lease and other good and valuable consideration, the receipt of which is hereby acknowledged, and of the covenants and agreement hereinafter stipulated to be mutually kept and performed by the parties hereto, Lessor DOES HEREBY GRANT, LEASE, and LET UNTO LESSEE its successors and assigns, the following described lot, tract, or parcel of land, subject to and in accordance with the following terms and conditions:

1. **Purpose of Lease.** Lessor is the owner of the land described in Paragraph 3 herein and desires to lease said land to Lessee to maintain a temporary construction staging area, pipe off-loading site, and pipe and equipment storage yard. Lessee shall have the right to store any material, equipment, consumables, or other items related to and necessary for the construction and installation of pipelines.
2. **Land Description.** The parcel of land consists of Approximately five (5) acres located at the Keokuk Municipal Airport as fully described in Exhibit A.
3. **Term of Lease.** Lessor agrees to lease to Lessee the land as described in Paragraph 3 herein for a term of six (6) months, commencing **May 1st, 2016** and terminating **October 31st, 2016** with the option of the Lessee to continue to lease said property described in Paragraph 3 thereafter, on a monthly basis for so long as it is necessary for said construction staging area and/or equipment to be maintained thereon.
4. **Payment.** Lessee agrees to pay Lessor the amount of **\$500**, per acre, per month, for a total of **\$15,000.00** for the six (6) month lease. This amount shall be paid in two equal annual payments of **\$7,500.00** (1st payment upon execution and 2nd equal payment in 3 months.) Should Lessee decide to extend the Lease beyond the six (6) month period, Lessee shall pay Lessor the amount of **\$2,500.00** monthly. The monthly lease payment is to be made to the Lessor on or before the 10th day of each month. Lessor shall not be required to refund any portion of the pre-paid lease payment if Lessee vacates the property prior to the end of the term of the lease.
5. **Responsibilities of Lessor.**
 - 5.01. **Authority.** Lessor hereby represents and warrants that it is the owner in fee of the land described in Paragraph 3 and has full and complete authority to enter into this Lease.
 - 5.02. **Right of Access.** This Lease shall carry with it the right of Lessee and its employees and agents at all times to have free and unimpaired ingress, egress, regress and access over, across and through said leased premises, using reasonable routes as Lessor may designate or approve for the purposes set forth herein
6. **Responsibilities of Lessee.**

6.01 **Surrender of Land.** At the expiration of the term of this Lease, Lessee will yield and deliver up said Land to Lessor in like condition as when first occupied by Lessee, reasonable use and wear of said Land and damages by the elements excepted. **It is fully understood by both the Lessee and Lessor that gravel, rock and sand will be brought into the leased property for construction of roadways, driveways and berms for stockpiling the pipe. It is understood that the lessee will make an attempt to remove foreign materials brought into property; however, the landowner/Lessor is fully aware that the foreign material being brought in to the native soil will not be completely removed when the property is vacated. Due to**

the nature of the work being done on the leased property, it is virtually impossible to remove all of the sand, gravel and rock. Lessor has agreed that he will remove remaining materials if necessary.

7.0 Erection of Building/Appurtenances.

7.01 Temporary Structures. Lessee may construct temporary structures to be used for office space and storage upon the leased premises, with the condition they be removed upon expiration or earlier termination of this Lease. Lessee shall not do any act which shall in any way encumber Lessor's Interest in and to the leased premises, nor shall the interest or estate of Lessee in the premises in any way become subject to any claim by way of lien or encumbrance, whether by operation of law, on account of labor/material furnished to Lessee (or claimed to have been furnished), or by virtue of any express or implied contract by Lessee. This would be subject to approval by the Lessor and the FAA prior to adding any temporary structure. This restriction by the Lessor would be to insure that there are no issues with vertical clearances required by the FAA.

7.02 Damages. All operations hereunder shall be conducted by Lessee in a fair and reasonable manner and all necessary precautions shall be taken to avoid damage to all existing fences and improvements on the Lessor's property.

7.03 Environmental Conditions. Lessee shall have the right to terminate this Lease at any time in the event Lessee determines that there are environmental conditions on the leased premises which would interfere with Lessee's use of the leased premises as described in this Lease or which would cause Lessee to incur any liability or additional expenses. In the event this Lease is terminated as a result of this paragraph Lessee shall remove any pipe or equipment moved on to the leased property and the lease payments shall be paid or refunded on a pro rated basis, as the case may be, as of the termination date.

8.0 Miscellaneous Provisions.

8.01 Applicable Law/Venue. The construction, interpretation and enforcement of this Lease shall be governed by the laws of the State of Iowa. The Courts of the State of Iowa shall have jurisdiction over this Lease and the parties, and the venue shall be in Lee County, Iowa.

8.02 Entirety of Lease. This Lease including Exhibit A, entitled Legal Description, represents the entire and integrated Lease between the parties and supersedes all prior negotiations, representations, and Leases, whether written or oral.

8.03 Notices. Any notice to be given to Lessor or Lessee hereunder shall be in writing and shall be delivered personally, sent by overnight courier, sent by facsimile, or mailed in the United States Mail, certified mail, return receipt requested, to the addresses of the Lessor and Lessee above set forth in the first paragraph of this Lease.

8.04 Assumption of Risk/Indemnification. Lessee shall indemnify, defend and hold Lessor harmless from and against any and all damages, claims, causes of action, actions, losses, liabilities, fines, costs, and expenses (including without limitation reasonable attorneys' fees and expenses and costs of investigation or trial) resulting from Lessee's negligent operations or use of the leased property.. Lessee shall indemnify and hold Lessor harmless from and against any and all claims and liens upon the Lease for labor or materials furnished to Lessee. The Lessee will provide the Lessor with a certificate of insurance for at least \$5,000,000 with both the Lessor and Lindner Aviation Inc. listed as additional insured.

8.05. Time is of the Essence. Time is of the essence in all provisions of the Lease.

8.06. Titles Not Controlling. Titles of paragraphs are for reference only, and shall not be used to construe the language in this Lease.

8.07 Waiver. The waiver of any breach of any term or condition in this Lease shall not be deemed a waiver of any prior or subsequent breach.

8.08 Assignment and Subletting. Lessor agrees that Lessee may at any time during the term hereof, without the consent of Lessor, assign this Lease or sublet all or any part of the leased property and the parties agree to execute any documents evidencing or acknowledging said assignment or sublease.

8.09 Memorandum. Lessor consents to the recordation of any and all rights and interests granted by Lessor to Lessee under this Lease. Should Lessee (or its designee or assignee) so request, Lessor shall promptly execute in recordable form and deliver to Lessee (or its designee or assignee) a memorandum of this Lease substantially as set forth in Exhibit B hereto.

8.10 Lessor agrees to provide and install a temporary safety fence along western and southern side of the yard and lease road to ensure traffic stays off from the airport taxi way and out of the airport operational areas.

8.11 Conditions upon Termination. Tenant agrees to remove all roads constructed on lease property and stockpile material on site. Once the aggregate has been stockpiled it becomes the property of the Lessor.

LESSOR:

City of Keokuk, Iowa

By: _____

Name: _____

By: _____

Name: _____

LESSEE:

Precision Pipeline LLC.

By: _____

Name: _____

By: _____

Name: _____

J82

Exhibit A

For rent

Pipe Storage Yards

5 acre bending

Pipe Yard

Gate

© 2016 Google

Imagery Date: 6/12/2014 40°27'46.20" N 91°25'45.92" W elev 672 ft

1996

22. Consider resolution acknowledging Safety Committee Meeting Minutes for April 2016.

**CITY OF KEOKUK
SAFETY COMMITTEE MEETING MINUTES
TUESDAY, APRIL 12, 2016
8:30AM**

Meeting called to order at 8:33 am.

In Attendance: Jean Ludwig, Bob Weis, Jason Schmitt, John Reiter, Ed Ketterer, Aaron Burnett, Tom Marion, Roger Bryant, Dave Johnson

Absent: Mark Boussetlot

Ludwig read the minutes from the March meeting. Motion to approve minutes by Marion, second by Ketterer. Motion carried.

OLD BUSINESS:

Boussetlot was not present to give an update on the OSHA training for managers and working foreman.

Burnett gave an update on random drug screens for employees other than CDL holders. He has talked to TSS about DOT and non DOT testing. He said there may be a path forward with them. The Mayor said when he talked to them about this some time ago, that they would run samples through KAH. Burnett said they have their own lab and would not use KAH. Burnett also said the cost has gone down from \$85 to \$65. He said there is a 5 panel screen that picks up the most common drugs and a 10 panel screen that picks up more, including commonly abused prescription drugs. He is also making an effort to get language in the union contracts about random testing.

A follow up visit to WPC & Bridge departments will be April 19 at 8:30AM. The same safety committee members that went on the first visit will go on the follow up.

Ludwig spoke to Fire Chief Rose about CPR training. The training employee has not been cleared for firefighting duties, but has been cleared for other activities. According to the Chief, he can train 6 people in one session. Ludwig said she would like to have him cleared by his doctor for City duties before he does the training. He should have clearance in May if all goes well.

Much discussion occurred over the Job Hazard Analysis forms. Schmitt explained how the forms should work, and that a form should be filled out for each task. A good start would be 2-3 tasks in each department. The employees that actually perform the tasks are the ones that should fill out the forms. Ketterer said with the variety of jobs performed by the Street Department, they could fill a filing cabinet with the forms. Are the forms for the most common jobs they do, for jobs done on occasion, or for hazardous jobs? Schmitt said he believes it is an OSHA requirement for all tasks, and he should be able to look up that information. Burnett said we should hit the most hazardous jobs. Schmitt said trimming trees would be a good place to start with the forms. Ketterer asked how you determine which tasks are the most hazardous. Every job they do involves heavy equipment, machinery, traffic, etc. Bryant said there would be a core or primary task, and then other secondary tasks that would be associated with the core task. Burnett & Schmitt both said each task should have a procedure to follow. There should be a general plan for each task and if the procedure changes, swap out the old Job Hazard Analysis for a new one. Ketterer gave an example of working in alleys. Each one has different hazards such as overhead lines, utility poles, etc. Before beginning a task, talk about it with other employees involved and make sure everyone knows the procedure.

Aaron has not contacted Dave Rector at Southeastern Community College yet. He may be a resource for more safety training. He does training for Ameren and his expertise is training linemen.

NEW BUSINESS: Safety Consultant Mark Shaffer will be here April 18. The topic will be construction hazard safety training.

No reports have been made to Company Nurse since the last meeting.

Dave Johnson said there was a near miss at the Sanitation Department shop. He said an employee was cleaning his truck and had the bed raised. An employee from another department came to store a chipper. The sanitation employee got in his truck to move out of the way, and caught an overhead power line while his bed was still raised. The line was stretched but not broken. Alliant was called to check the line. He said burying the line would eliminate this problem. He said from the look of the line, that this was not the first time it has happened. Schmitt & Reiter from the Public Works department will look at the situation and get estimates on fixing the problem.

OTHER BUSINESS:

No other business was brought to the Safety Committee.

SET THE DATE for the next meeting: May 09, 2016 at 8:30am in Council Chambers.

MOTION TO ADJOURN by Marion, second by Schmitt. Meeting adjourned at 9:05 am.
Submitted by Jean Ludwig, Safety Committee.

23. Consider resolution approving the employment of Denise Estrada as Manager/Concessions Manager at a salary of \$8,000 and an assistant manager at an hourly rate of \$10.00 of the Aquatic Center.

RESOLUTION NO.

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

THAT, Denise Estrada be appointed as manager/concessions manager at the Keokuk Aquatic Center at a salary of \$8,000.00 and one assistant manager be appointed at an hourly rate of \$10.00.

24. Consider resolution approving a Class C Beer Permit for Hy-Vee Gas, 3001 Main Street.

RESOLUTION NO.

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

THAT, a Class C Beer Permit for Hy-Vee Gas, 3001 Main Street be approved.

25. Appointments/Resignations: Boards & Commissions.

- (a) Consider the appointment of Rex Muston to the Public Library Board.

RESOLUTION NO.

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

THAT, the appointment of Rex Muston to the Public Library Board to fill the unexpired term of Barb Smidt, term to expire July 1, 2017, be approved.

- (b) Consider the reappointment of Judy McDonald, Tyler McGhghy, Jerry Metternich, Bob Schieffer and Tonya Boltz to the Convention & Tourism Board.

RESOLUTION NO.

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

THAT, the reappointment of Judy McDonald, term to expire December 31, 2017, and Tyler McGhghy, Jerry Metternich, Bob Schieffer and Tonya Boltz, terms to expire December 31, 2018, to the Convention & Tourism Board, be approved.

- (c) Consider the resignation of Julie O'Connor from the Grand Theatre Commission.

RESOLUTION NO.

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

THAT, the resignation of Julie O'Connor from the Grand Theatre Commission be accepted.

26. Tabled Items: March 29, 2016 – PSAP Agreement.

27. Committee Reports (Reports from council representatives).

28. New Business:

29. Finance:

- (a) Consider resolution authorizing payment of semi-monthly bills:
\$ 540,241.34

RESOLUTION NO.

WHEREAS, the list of expenses have been presented to the Finance Committee for review and exceptions, if any, have been noted; now therefore,

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

THAT, the semi-monthly bills as listed on Register Pages 4837-4840, Checks No. 128487-128595, in the amount of \$540,241.34, be approved.

30. Adjourn meeting.

**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 21, 2016.**

REGISTER NO. 4837

8 AHLERS & COONEY, P.C.	PROFESSIONAL SERVICES	\$ 4,651.44
16 AMI PIPE & SUPPLY	SUPPLIES-WPC	\$ 155.60
43 BEARING HEADQUARTERS CO.	PARTS	\$ 312.05
71 KEOKUK MUNICIPAL WATER WORKS	SEWER & GARBAGE BILLING	\$ 1,865.00
73 GATE CITY PUBLISHING	PUBLICATIONS FOR MARCH 2016	\$ 759.59
78 KEOKUK TERMITE & PEST CONTROL	PEST CONTROL	\$ 372.50
82 GRAY QUARRIES, INC	CM6,CM9 ROADROCK STREET,SEWER	\$ 1,128.35
85 JIM BAIER, INC	PARTS	\$ 261.44
86 HARTRICK'S LUMBER	SUPPLIES	\$ 730.37
89 ERIC E. SUTER	SERVICE CALL @ POLICE DEPT.	\$ 65.00
92 KRICHEL'S ANIMAL HOSPITAL	SERVICE	\$ 253.31
96 KEOKUK HOMESTORE	SUPPLIES	\$ 99.23
105 RIVER CITY PARTS, INC.	PARTS	\$ 61.78
108 MICROFLEX CORPORATION	LATEX GLOVES WPC	\$ 756.35
110 LAWSON PRODUCTS, INC.	SUPPLIES	\$ 1,429.35
112 KERR FABRICATORS, INC.	PARTS/SUPPLIES	\$ 77.70
115 J & S ELECTRONICS BUSINESS,INC	OVERAGE CHARGE FEB23-MAR22,16	\$ 65.09
116 KONE INC.	QUARTERLY MAINT.APR-JUNE 2016	\$ 235.44
117 S. J. SMITH WELDING SUPPLY	TANK RENTAL, PARTS/SUPPLIES	\$ 126.32
126 KEYSTONE LABORATORIES, INC.	SERVICE	\$ 104.40
127 MEYERS DRIVEWAY & SEPTIC TANK	LEACHATE HAULING MARCH 2016	\$ 1,200.00
157 MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$ 1,016.82
158 ALLIANT	SERVICE	\$ 37,697.78
171 ENVIRONMENT RESOURCE ASSOCIATE	LAB SUPPLIES-WPC	\$ 83.52
180 CENTURY LINK	SERVICE	\$ 1,290.40
181 PRINCIPAL LIFE GROUP	DISABILITY/ LIFE INS.	\$ 1,143.43
183 GREAT RIVER REGIONAL WASTE	SERVICE	\$ 13,871.79
189 KEOKUK AREA MEDICAL EQUIPMENT	REPAIR KIT FIRE DEPT.	\$ 4.50
200 LEE COUNTY RECORDER/REGISTRAR	RECORDING FEES, & COPIES	\$ 324.50
201 MIDLAND SCIENTIFIC, INC	FREIGHT FROM INV#5508703	\$ 16.07
229 RIDDER'S BUSINESS SUPPLY	SUPPLIES	\$ 249.72
233 IOWA DEPT. OF PUBLIC SAFETY	TERMINAL BILLING APR-JUNE2016	\$ 300.00
244 SHOEMAKER & HAALAND	GRAND AVE IMPROV.THUR 3/26/16	\$ 3,593.75
249 MODJESKI & MASTERS, INC.	BRIDGE INSPECTION THRU 3/27/16	\$ 500.00
260 VAN METER INDUSTRIAL	1-9V ALK. BATTERY-WPC	\$ 1.39
263 RESERVE ACCOUNT	REFILL POSTAGE	\$ 500.00
268 KEOKUK CONTRACTORS, INC	VICTORY PARK CSO PAY#21 FINAL	\$ 37,679.26
270 TOM CREW	REIMB.BENCH & SUPPLIES-SHELTER	\$ 80.97
277 DIAMOND CONSTRUCTION COMPANY	COLD PATCH	\$ 2,133.00
309 HUFFMAN MACHINE & WELDING, INC	WORK ON BRIDGE	\$ 16,919.79
350 VEENSTRA & KIMM, INC.	WPC IMPROV. FEB.14-MAR.19,2016	\$ 19,118.24

REGISTER NO. 4838

356 SPRINGFIELD ELECTRIC SUPPLY CO	SUPPLIES	\$ 106.81
358 HY-VEE, INC.	SUPPLIES	\$ 30.80
441 WEF MEMBERSHIP	WEF MEMB.C.PIETSCHER	\$ 153.00
488 CLERK OF DISTRICT COURT	FILING FEE FOR 601 BLONDEAU	\$ 185.00
496 R.L. HOENER COMPANY	PARTS	\$ 195.36
606 OVERHEAD DOOR COMPANY OF	REPAIR OVERHEAD DOOR @ FIRE DP	\$ 384.02
627 STATE HYGIENIC LABORATORY	W.E.T TEST-WATER POLL. CONTROL	\$ 459.50
630 KIRKWOOD COMMUNITY COLLEGE	REGISTRATION FEES FOR WPC	\$ 100.00
641 NORTH CENTRAL LABORATORIES	LAB SUPPLIES	\$ 92.53
792 NIEMANN FOODS, INC./ACE	SUPPLIES	\$ 17.47
863 A-L-L EQUIPMENT	STATOR/PARTS/GEAR JOINT KIT	\$ 13,071.68
869 J & M DISPLAYS, INC	2016 FIREWORKS & INSURANCE	\$ 10,000.00
907 CHEMSEARCH	SUPPLIES WPC	\$ 495.47
924 FAMILY DISCOUNT SHOES	SAFETY BOOTS TODD BULLARD	\$ 96.29
972 U.S. CELLULAR	SERVICE	\$ 463.17
1037 BROZENE HYDRAULIC SERVICE	REPAIRED OIL PUMP-VEH.MAINT.	\$ 300.00
1096 FASTENAL COMPANY	PARTS/SUPPLIES	\$ 447.45
1184 VISA	MISC.	\$ 849.75
1288 HEARTLAND SCENIC STUDIO, INC	LIGHTING @ GRAND THEATRE	\$ 12,526.03
1320 USA BLUE BOOK	SUPPLIES	\$ 961.00
1344 TRAVIS S. SCHULTE	SERVICE	\$ 375.00
1461 KEOKUK FARM & HOME SUPPLY	SUPPLIES	\$ 1,089.64
1535 IAFC MEMBERSHIP	ANNUAL DUES IAFC	\$ 209.00
1561 XEROX CORPORATION	LEASE AGREEMENT	\$ 306.94
1907 O'REILLY AUTOMOTIVE INC.	PARTS	\$ 682.69
2128 TOM BEAIRD	CDL RENEWAL REIMB.	\$ 20.00
2202 MEDIACOM	SERVICE	\$ 102.85
2233 AMSTED RAIL COMPANY, INC.	TARGETED JOBS W/HOLDING TAX	\$ 73,797.84
2306 COMPASS MINERALS AMERICA	BULK SALT FOR SNOW REMOVAL	\$ 19,859.47
2344 SERVICEMASTER OF FT.MADISON	JANITORIAL SERVICE @ POLICE PD	\$ 429.92
2363 BIG RIVER RENTAL & SALES	RENTALS	\$ 148.00
2394 HILL'S PET NUTRITION SALES,INC	SUPPLIES	\$ 29.22
2493 IMI EQUIPMENT, LLC	MOWER BLADES - BRIDGE DEPT.	\$ 300.71
2495 NEW PIG CORPORATION	SIMPLEX BOOM/FREIGHT-WPC	\$ 1,500.66
2501 PUMPING SOLUTIONS, INC.	12 BATTERYPACK ULTIMATE-WPC	\$ 570.27
2553 LEXISNEXIS RISK SOLUTIONS	SERVICE	\$ 115.91
2624 QC ANALYTICAL SERVICES, LLC	SERVICE	\$ 315.00
2626 EMPLOYEE BENEFIT SYSTEMS	HEALTH & DENTAL INS. PREMIUM	\$ 161,483.19
2679 LEE COUNTY TREASURER	4TH QTR FY2016 FUNDING REQUEST	\$ 43,752.50
2704 SOUTHEAST IOWA REGIONAL	SEIBUS SERVICE JAN-MARCH 2016	\$ 2,125.00
2711 WILLIAM J. ABSTON	SERVICE	\$ 230.00
2848 KEOKUK VETERINARY HOSPITAL	SERVICE	\$ 363.00
2941 TWO RIVERS VETERINARY CENTER	SERVICE	\$ 355.15
2977 WEST CENTRAL FS INC.	BULK FUEL	\$ 15,020.41
3015 INTERSTATE BATTERIES OF	BATTERY & CORE-#17 POLICE	\$ 241.90

REGISTER NO. 4839

3030 VERIZON WIRELESS	SERVICE	\$ 402.27
3036 ASKEW SCIENTIFIC CONSULTING	DESK WORK CALLS,RESEARCH ETC.	\$ 3,610.00
3050 MARK BOUSSELOT	REIMB.FOOD & FUEL TRAVELING	\$ 50.20
3052 IDEXX DISTRIBUTION, INC.	LAB SUPPLIES	\$ 108.52
3146 RELIANT FIRE APPARATUS, INC.	BRANCH TEE/SHIPPING-FIRE DEPT.	\$ 29.32
3153 DARKSIDE TINT & GRAPHIX	10 T-SHIRTS-KEO.ANIMAL SERVICE	\$ 80.00
3186 ULTRAMAX	AMMUNITION-POLICE DEPT.	\$ 750.00
3227 RNJ'S DISTRIBUTION INC.	WATER + FUEL SURCHARGE	\$ 22.80
3283 LIBERTY UTILITIES MIDSTATES	SERVICE	\$ 2,705.99
3443 SAFETY & PERSONNEL RESOURCES	LOSS CONTROL CONSULTING	\$ 1,000.00
3445 EAGLE TECHNOLOGIES KEOKUK	SERVICE	\$ 40.00
3469 THACHER TREE CARE	TREE REMOVAL @ PARKS	\$ 4,550.00
3491 INTERSTATE BILLING SERVICE,INC	MANIFOLD SENSOR #85 SEWER DPT	\$ 162.51
3538 WILLCO INC.	REPAIR KIT FOR POOL	\$ 152.00
3549 CINTAS CORPORATION #342	SERVICE	\$ 1,120.45
3608 LEAF	LEASE AGREEMENT	\$ 159.00
3616 RITCHIE BROS AUCTIONEERS INC.	RATCHETS	\$ 462.00
3617 AIR VAC LIFETEAM	SERVICE	\$ 8,500.00
3618 WALKER'S WOODWORKING	MATERIAL/LABOR 48'PINE BENCH	\$ 80.00
3619 FMCH	SERVICE	\$ 661.44

\$ 540,241.34