

**AGENDA
CITY COUNCIL MEETING
SEPTEMBER 1, 2016
6:30 P.M.**

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Mayor's Correspondence.
5. Citizen's Request.
6. Consent Agenda.
 - Minutes of the regular City Council meeting of August 18, 2016;
 - Dollar General, 300 Main Street, effective September 20, 2016, Class C Liquor License;
 - Lucky's, 528 Blondeau Street, 1 day outdoor service, effective September 10, 2016, Class C Liquor License;
 - Reappointment of Marsha Kavanagh and Risa Langedahl, Keokuk Housing Authority Board, terms to expire September 5, 2018;
 - Resignation of John Davis from the Civil Service Commission.

**SUMMARY
CITY COUNCIL MEETING
AUGUST 18, 2016
6:30 P.M.**

The City Council of the City of Keokuk met in regular session on August 18, 2016 at 6:30 p.m. in the City Council Chambers, 415 Blondeau Street, with Mayor Thomas D. Marion presiding and seven council members present, two absent: Mike O'Connor, Ron Payne, Dan Winn, Larry Mortimer, Sandy Pollitt, Roger Bryant and Susan Dunek. Mike Moore and John Helenthal were absent.

Mayor's Correspondence: Mayor Marion informed citizens of Recycle Day to be held September 27, 2016 at Faith Family Church parking lot from 7 a.m. to 1:00 p.m. City Wide Cleanup will be held October 1, 2016 through October 15, 2016 with 2 vouchers per household. Vouchers can be picked up beginning September 26, 2016 during regular hours at City Hall.

Citizen's Request: None.

Consent Agenda: Motion made by Susan Dunek and seconded by Mike O'Connor. Motion carried.

- Minutes of the regular City Council meeting of August 4, 2016;
- Minutes of Safety Committee Meeting of August 16, 2016;
- Meyers Courtyard, 629 Blondeau Street, effective August 26, 2016, Class C Liquor License;

Applicant License Application (BC0030069)

Name of Applicant: <u>DOLGENCORP. LLC</u>		
Name of Business (DBA): <u>Dollar General Store # 2385</u>		
Address of Premises: <u>300 MAIN ST</u>		
City <u>Keokuk</u>	County: <u>Lee</u>	Zip: <u>52632</u>
Business <u>(319) 524-6768</u>		
Mailing <u>100 Mission Ridge</u>		
City <u>Goodlettsville</u>	State <u>TN</u>	Zip: <u>37072</u>

Contact Person

Name <u>Tammie Kirk</u>
Phone: <u>(615) 855-5045</u> Email <u>tkirk@dollargeneral.com</u>

Classification Class C Beer Permit (BC)

Term: 12 months

Effective Date: 09/21/2016

Expiration Date: 09/20/2017

Privileges:

Class B Wine Permit

Class C Beer Permit (BC)

Sunday Sales

Status of Business

BusinessType: <u>Limited Liability Company</u>
Corporate ID Number: <u>370301</u> Federal Employer ID <u>61-0852764</u>

Ownership

Dollar General Corporation

First Name: Dollar

Last Name: General Corporation

City: Goodlettsville

State: Tennessee

Zip: 37072

Position: N/A

% of Ownership: 100.00%

U.S. Citizen: Yes

Robert Stephenson

First Name: Robert

Last Name: Stephenson

City: Brentwood

State: Tennessee

Zip: 37027

Position: Non-Member Manager

% of Ownership: 0.00%

U.S. Citizen: Yes

Lawrence Gatta

First Name: Lawrence

Last Name: Gatta

City: Brentwood

State: Tennessee

Zip: 37027

Applicant License Application (LC0041515)

Name of Applicant: <u>LUCKY'S GRUB. PUB &</u>		
Name of Business (DBA): <u>LUCKY'S GRUB. PUB & SPORTSBAR</u>		
Address of Premises: <u>528 BLONDEAU STREET</u>		
City <u>Keokuk</u>	County: <u>Lee</u>	Zip: <u>52632</u>
Business	<u>(319) 524-1135</u>	
Mailing	<u>2389 335TH STREET</u>	
City <u>KEOKUK</u>	State <u>IA</u>	Zip: <u>52632</u>

Contact Person

Name <u>SHEILA MONROE</u>	
Phone: <u>(309) 221-0126</u>	Email <u>sjak24@hotmail.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 03/12/2016

Expiration Date: 03/11/2017

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Status of Business

BusinessType: <u>Privately Held Corporation</u>	
Corporate ID Number: <u>493755</u>	Federal Employer ID <u>47-3118465</u>

Ownership

SHEILA MONROE

First Name: SHEILA **Last Name:** MONROE
City: KEOKUK **State:** Iowa **Zip:** 52632
Position: PRESIDENT
% of Ownership: 50.00% **U.S. Citizen:** Yes

RONALD MONROE

First Name: RONALD **Last Name:** MONROE
City: KEOKUK **State:** Iowa **Zip:** 52632
Position: VICE-PRESIDENT
% of Ownership: 50.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Illinois Casualty Co</u>

8/19/16

New City Council,

I wish to remain on the Keokuk Housing
Authority board of commissioners for another
term,

Sincerely

Marshall Kavanagh

319-520-8809

8/19/16

Keokuk City Council

I wish to remain on the Keokuk Housing Authority board, as a commissioner for another term -

Thank you,

Gyisa C. Langedal
319-524-6474

- Dr. Get Wells, 1100 Main Street, 1 day outdoor service, effective September 2, 2016, Class C Liquor License.

Now is the time and place for a public hearing for the Rand Park and 5th Street Parking Lot Paver Project. A public hearing notice pertaining to the hearing was published in The Daily Gate City on August 1, 2016.

OPEN HEARING: Mayor Marion opened the hearing at 6:37 p.m.

COMMENT: None

CLOSED HEARING: Mayor Marion closed the hearing at 6:37 p.m. and the following resolution was adopted:

RES. NO. 135-16 - THAT, that the contract be awarded to the low bidder D & L Excavating of Liberty, Illinois in the amount of \$899,271.00 for the construction of the Rand Park and 5th Street Parking Lot Paver Project.

RES. NO. 136-16 - THAT, Monday, September 12, 2016 at 4:00 P.M. be set as the date and time for the Leachate Hauling from the north Landfill and Thursday, September 15, 2016 at 4:30 P.M. be set as the date and time for a public hearing on the proposed specifications and award of contract for said project.

RES. NO. 137-16 - THAT, a First Amendment to Agreement with KSB Insurance Services to provide Employee Benefits Consulting Services be approved.

RES. NO. 138-16 - THAT, a Proposal to Provide Audit Services from CPA Associates PC for year ended June 30, 2016 be approved.

RES. NO. 139-16 – THAT, Jean Marie Ludwig be elected to serve as acting City Clerk and Amy M. Benson appointed as Deputy City Clerk.

Discussion: Gas Rate Case. Lewis Irvin from Latham & Associates discussed Liberty Utilities rate hike, ways to approach the IUB, and asking for help from the Iowa Office of Consumer Advocate. He discussed being organized for the meeting at Hawthorne School on September 15, 2016 and the City buying and operating the expired franchise of Liberty Utilities.

RES. NO. 140-16 - THAT, alcohol be allowed in Rand Park for a special event on September 3, 2016 with a specific area contained at the Pavilion.

RES. NO. 141-16 - THAT, the semi-monthly bills as listed on Register Pages 4874-4877, Checks No. 129412-129532, in the amount of \$399,809.51 be approved.

Motion to adjourn the meeting made by Roger Bryant and seconded by Larry Mortimer. Motion carried.

Meeting adjourned at 7:50 p.m.

7. Consider resolution approving an Application for Urban Revitalization Tax Exemption for James & Becky Bowden, 2219 Lincoln Avenue, accessory building.

RESOLUTION NO.

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

THAT, an Application for Urban Revitalization Tax Exemption for James & Becky Bowden, 2219 Lincoln Avenue, accessory building, be approved.

8. Committee Reports (Reports from council representatives).
9. New Business:
10. Finance:
 - (a) Consider resolution authorizing payment of semi-monthly bills:
\$ 210,240.21

RESOLUTION NO. 141-16

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 4878-4880, Checks No. 129533-129647, in the amount of \$210,240.21, be approved.

11. Adjourn meeting.

APPLICATION FOR URBAN REVITALIZATION EXEMPTION

Pursuant to the provisions of Iowa Code Chapter 404 and Ordinance 1716 of the City of Keokuk, application is made for an Urban Revitalization Tax Exemption. This application to be filed with the City of Keokuk by February 1, of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation.

Property Owner Name: **James & Becky Bowden**
Property Owner Address: **2219 Lincoln Avenue**
Address of Residential Property Claimed for Exemption: **2219 Lincoln Avenue**

All qualified real estate is eligible to receive a one-hundred percent exemption from taxation on the actual value added by improvements. The exemption is for three years.

- 1. If applicable, describe in detail the new construction for which an exemption is claimed:
- 2. If applicable, describe in detail the reconstruction of existing buildings or structures:
Accessory building
- 3. Was prior approval given by the City Council for this exemption?
Yes: (by Res. No. _____) No:
- 4. Estimated costs of the improvements? **\$14,800.00**
- 5. Estimated or actual date of completion? **July 1, 2016**
- 6. Please provide the names of tenants that occupied the building on April 1, 2001. See Iowa Code Section 404.6 with regard to relocation expenses of tenants.

I hereby swear that the information presented on this application and all attached supporting documents are true, correct and complete.

Rebecca Bowden
Signature of Applicant

Property Owner
Title

8.18.16
Date

FOR ASSESSOR USE ONLY

I have examined this application for urban revitalization tax exemption and hereby certify \$ _____ of the 20__ final taxable value qualifies for urban revitalization tax exemption.

Assessor Signature

Date

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 SEPTEMBER 1, 2016.

REGISTER NO. 4878

13 ALTORFER INC.	GENERATOR ENGINE SERVICED-POL.	\$	76.71
36 BARCO MUNICIPAL PRODUCTS, INC.	MARKING PAINT,36'MEN WORK,SHIP	\$	255.89
43 BEARING HEADQUARTERS CO.	PARTS/SHIPPING	\$	971.31
71 KEOKUK MUNICIPAL WATER WORKS	1/2 OF IA ONE CALL CHG-JULY16	\$	83.15
82 GRAY QUARRIES, INC	ROAD ROCK	\$	1,261.43
105 RIVER CITY PARTS, INC.	SUPPLIES	\$	17.70
107 HEADCO MACHINE WORKS	BEARING HOUSING W/BRONZE WPC	\$	2,624.25
110 LAWSON PRODUCTS, INC.	SUPPLIES	\$	132.12
114 SHERWIN-WILLIAMS CO.	SUPPLIES/PAINT-PARKS DEPT.	\$	1,128.49
126 KEYSTONE LABORATORIES, INC.	SERVICE	\$	1,648.50
127 MEYERS DRIVEWAY & SEPTIC TANK	DEMO @ 1127-1129 LEIGHTON ST.	\$	3,000.00
140 TASKE FORCE, INC.	TEMP HELP @ BRIDGE	\$	969.00
152 BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$	106.16
157 MCFARLAND-SWAN OFFICE CITY	SUPPLIES KEOKUK PUBLIC LIBRARY	\$	32.96
158 ALLIANT	SERVICE	\$	3,409.35
172 VISION SERVICE PLAN	VISION COVERAGE	\$	3,281.78
180 CENTURY LINK	SERVICE	\$	1,575.97
183 GREAT RIVER REGIONAL WASTE	SERVICE	\$	4.49
188 AIRGAS USA, LLC	SUPPLIES	\$	84.24
189 KEOKUK AREA MEDICAL EQUIPMENT	SUPPLIES	\$	20.54
195 PERCY'S COMPLETE JANITORIAL	MONTHLY JANITORIAL SERVICE	\$	561.56
208 LINDNER AVIATION, INC.	MANAGER FEE, MOWING, ETC.	\$	4,380.50
214 KEOKUK AREA HOSPITAL	SERVICE	\$	60.00
223 TRUCK REPAIR, INC	SENSOR & SEAL,STREET&SEWER DEP	\$	55.68
229 RIDDERS BUSINESS SUPPLY	SUPPLIES	\$	78.78
249 MODJESKI & MASTERS, INC.	BRIDGE INSPECTION THRU JULY16	\$	725.00
263 RESERVE ACCOUNT	REFILL POSTAGE	\$	500.00
268 KEOKUK CONTRACTORS, INC	CONTRACT WORK	\$	579.50
274 COLE-PALMER INSTRUMENT CO.	LAB SUPPLIES-WPC	\$	364.44
289 EWART'S FAB & CUSTOM CUTTING	REPAIR 72' MOWER DECK	\$	475.00
294 KSB INSURANCE SERVICES, LLC	INSURANCE PREMIUM	\$	1,537.00
296 GOODYEAR AUTO SERVICE CENTER	4 TIRES POLICE DEPT.	\$	506.00
309 HUFFMAN MACHINE & WELDING, INC	PARTS WEEDEATERS-BRIDGE DEPT.	\$	105.86
327 RATHBUN REGIONAL WATER ASSOC.	SERVICE @ AIRPORT	\$	31.90
337 W. L. MILLER COMPANY	5,415 GALLON MC-3000 ST.DEPT.	\$	14,079.00
357 HILL PRINTING	CITY TAGS KEOKUK ANIMAL SERV.	\$	159.48
358 HY-VEE, INC.	SUPPLIES	\$	1,088.68
378 STATE HISTORICAL SOCIETY OF IA	1YR.SUBSCRIPTION-LIBRARY	\$	24.95
538 IOWA ASSOC. OF BUILDING	RICK BLOOD MEMBERSHIP DUES	\$	35.00
550 PER MAR SECURITY SERVICES	SERVICE-VARIOUS LOCATIONS	\$	1,239.29
557 RAIRDEN AUTO SALVAGE, INC.	PART	\$	25.00

REGISTER NO. 4879

611 THOMAS WILLS	REIMB.TRAVEL EXPENSES	\$ 168.56
641 NORTH CENTRAL LABORATORIES	LAB SUPPLIES	\$ 263.26
643 MORSE EQUIPMENT CO., LLC	BUTTERFLY/CHECK VALVES,SHIPPIN	\$ 2,304.09
662 TOM WILLS	MOWING @ VARIOUS PROPERTIES	\$ 765.00
792 NIEMANN FOODS, INC./ACE	SUPPLIES	\$ 269.67
866 LYNN PEAVEY COMPANY	EVIDENCE BAGS-POLICE DEPT.	\$ 201.00
879 RANDY WINN	REIMB.HEALTH INSURANCE PREMIUM	\$ 304.04
953 CENTRE STATE INTERNATIONAL	2017 INTERNATIONAL DUMP TRUCK	\$ 81,299.31
967 TRI-STATE DEVELOPEMENT SUMMIT	2016 SUSTAINING PARTNER INVEST	\$ 250.00
1037 BROZENE HYDRAULIC SERVICE	4 WAY VALVE-VEHICLE MAINT.	\$ 115.95
1096 FASTENAL COMPANY	PARTS/SUPPLIES	\$ 613.54
1185 KOHL WHOLESALE	CONCESSION SUPPLIES FOR POOL	\$ 379.92
1218 JAMES K. NEFF	LABOR & SOCKET @ GRAND THEATRE	\$ 129.94
1288 HEARTLAND SCENIC STUDIO, INC	LIGHT BOARD/SHIPPING GRAND TH.	\$ 114.73
1408 AUTOZONE	PARTS/SUPPLIES	\$ 149.11
1486 PETE BENSON	REIMB.TOOL ALLOWANCE FY2016-17	\$ 106.99
1539 REECE'S HEATING & AIR	LABOR/MATERIAL WORK @ GRAND TH	\$ 240.00
1550 PAUL S. KELLY SR.	BLOWER MOTOR RECONDITIONED-GRD	\$ 282.00
1629 WAL-MART COMMUNITY/GECRB	SUPPLIES	\$ 189.85
1843 POLYDYNE, INC.	POLYMER - WPC	\$ 4,048.00
2077 SCHIMBERG CO.	100' ADS DOUBLE WALL 12'-SEWER	\$ 783.00
2086 EMC NATIONAL LIFE COMPANY	INSURANCE PREMIUM	\$ 1,262.76
2202 MEDIACOM	SERVICE	\$ 198.70
2307 LCL FARMS INC.	BIO SOLID TRUCKING/SPREADING	\$ 15,218.19
2340 GRAINGER	SUPPLIES	\$ 37.50
2394 HILL'S PET NUTRITION SALES,INC	SUPPLIES	\$ 51.71
2410 IOWA STATE PENITENTIARY	OFFENDER ALLOWANCE JULY 2016	\$ 212.00
2417 GARY L. PFEIFERLING	POLICE VEHICLE CLEANING	\$ 440.00
2503 LAW ENFORCEMENT SYSTEMS, INC.	EVIDENCE BAGS 6X8 POLICE DEPT.	\$ 139.00
2550 MELTON'S AUTO,POWER & OUTDOORS	CLUTCH FOR MOWER CEMETERY	\$ 230.65
2644 SCHUMACHER ELEVATOR COMPANY	FULL SERV.MAINT.PUBLIC LIBRARY	\$ 384.00
2651 HANCOCK VETERINARY CLINIC	SERVICE	\$ 85.00
2881 ED RUDE	REIMB.CONTACTS CARR.GRN LIFT S	\$ 70.92
2889 THOMAS M. JONES JR.	MOW/TRIM @ PUBLIC LIBRARY	\$ 240.00
2918 MID-IOWA SOLID WASTE EQUIPMENT	CAMERA PARTS SEWER DEPT.	\$ 1,254.11
2941 TWO RIVERS VETERINARY CENTER	SERVICE	\$ 641.50
2969 THE LIFEGUARD STORE, INC.	STAFF T-SHIRTS(CREDIT ON ACCT.)	\$ 1.85
2977 WEST CENTRAL FS INC.	DIESEL FUEL @ AIRPORT	\$ 787.95
3052 IDEXX DISTRIBUTION, INC.	LAB SUPPLIES	\$ 108.52
3060 TOM MARION	REIMB.TRAVEL WASH.DC GRRDAYS	\$ 1,494.44
3084 ACCO	POOL CHEMICALS	\$ 1,380.00
3138 BRAHLER'S TRUCKERS SUPPLY,INC.	4 CAP & CASING SANITATION	\$ 1,043.52
3141 WINDSTREAM	SERVICE	\$ 1,654.98
3202 STEVE CELANIA	REIMB.SUPPLIES FOR DEPOT	\$ 142.78
3227 RNJ'S DISTRIBUTION INC.	WATER + FUEL SURCHARGE	\$ 15.70

REGISTER NO. 4880

3235 CARL MORGAN	MOWING @ VARIOUS PROPERTIES	\$	855.00
3283 LIBERTY UTILITIES MIDSTATES	SERVICE	\$	486.17
3294 DOUG SEABOLD	REIMB.TOOL ALLOWANCE FY2016-17	\$	371.27
3303 T.T. & D. RENTAL & SALES	6 YOKES 2400 MCKINLEY ST.DEPT.	\$	8.10
3312 JETCO, INC.	LABOR/UPS & OUTLET,ANALOG MOD.	\$	2,472.00
3333 CARSON MOTORS, INC.	ENGINE PARTS POLICE CAR #23	\$	629.99
3371 JAMES WALLACE	JANITORIAL SERVICE @ GRAND	\$	280.00
3400 DIANNE STANLEY	MONTHLY MANAGER FEE @ GRAND	\$	400.00
3437 ARMSTRONG TRACTOR LLC	KIT,FILTER,CUTTER BLADE,GASK	\$	182.37
3459 JIM DAVIDSON	MOWING @ VARIOUS PROPERTIES	\$	1,725.00
3503 CENTURY SIGNS, INC.	ALL BLACK LETTERS-GRAND THEATR	\$	73.98
3522 DOUGLAS DORANDO	REIMB.COMPUTER LIC.SUBSCRIPTION	\$	191.12
3572 WHITAKER TOOLS	HD W/LAPTOP OHW SOFTWARE VEH M	\$	7,935.98
3579 KEOKUK PRIMARY CARE &	SERVICE	\$	55.00
3639 DWAYNE DIETRICH	MOWING @ VARIOUS PROPERTIES	\$	1,745.00
3656 ENTRUP DRYWALL & PAINTING, INC	EXTERIER PAINTING @ GRAND(FINAL)	\$	20,025.00
3664 VISA	SUPPLIES	\$	27.26
3665 REVIZE LLC	SERVICES	\$	4,500.00
3666 TAMA COUNTY SHERIFF'S OFFICE	SERVICE	\$	32.75
3667 AUTOMATIC DOOR GROUP	LABOR BACK DOOR @ LIBRARY	\$	165.70
3668 KELTEK INC.	500 LINEAR STROBE #50 SWEEPER	\$	83.22
3669 LEE COUNTY EXTENSION	LEE COUNTY LEADERSHIP TUITION	\$	625.00
		\$	210,240.31