

AGENDA
COUNCIL WORKSHOP
September 7, 2017
5:30 P.M.

- (1) Review council meeting agenda.
- (2) Discussion on improvements on the 600 block of Main Street.
- (3) Arrival of former Rhythm City barge and future actions by City.
- (4) Discussion on potential time change for downtown events.

AGENDA
CITY COUNCIL MEETING
September 7, 2017
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 17, 2017;
 - Minutes of the Safety Committee Meeting of August 29, 2017;
 - Receive Council Reports;
 - Renewal Liquor license – Dollar General Store #2385, 300 Main Street, effective September 21, 2017 - Class C Beer Permit with Sunday Sales;
 - Appointment of Scott Gooding to the Keokuk Public Library Board, term to expire July 1, 2018;
 - Resignation of Donald Wade from the Keokuk Housing Authority, effective immediately;
 - Appointment of Mary Campbell to the Keokuk Housing Authority, term to expire September 5, 2018;
 - Re-Appointment of Christina McDaniel to the Keokuk Housing Authority, term to expire September 5, 2019;
 - Officer Tanner Walden and Craig Bastert are being promoted to Patrolman 2nd Class effective Saturday, August 19, 2017;
 - Officer Joshua Gronewold is being promoted to Patrolman 1st Class effective Saturday, September 2, 2017;
 - Officer Courtney Dalton is being promoted to Patrolman 3rd Class effective Saturday, September 2, 2017;
 - Motion to pay the bills and transfers listed within Register No.'s 4948-4950;
7. Discussion on potential timeline for renovation of Unitarian Church.
8. Consider resolution to approve the second reading of Ordinance No. 1974 amending the Keokuk Municipal Zoning Code, Chapter 20.60, Height and Area Regulations and Chapter 20.68 Special Uses, concerning the height and plan review of Public utility distribution, transmission lines and facilities.
9. (a) A public hearing for disposal of City property in the Joyce Subdivision.

(b) Consider resolution for disposal of City property in the Joyce Subdivision.
10. Consider resolution accepting the low bid for the obstruction removal project from W.L. Miller Company of Hamilton, Illinois in the amount of \$ 232,307.50.

11. Consider resolution setting a public hearing for 6:30 p.m., September 21, 2017 in the City Council Chambers, 415 Blondeau Street, vacating certain utility easements between lots 10 and 11, lots 12 & 13, lots 13 & 14 in Kindustry Park Subdivision.
12. Consider resolution approving Civil Rights policies required by the Iowa Economic Development Authority (CDBG) grant regarding City of Keokuk Point Repairs Project #17-WS-016.
13. Consider resolution allowing the Mayor to execute a quote with Visu-Sewer of Mason City, Iowa for the lining of the sanitary sewer along Mississippi Drive.
14. Consider resolution authorizing the Mayor to execute a contract with PSBA of Keokuk, Iowa for engineering services of the Soap Creek Lift Station Modification Project.
15. Motion to approve the extension through November 3, 2018 of the loan agreement authorized through Resolution No. 242-10 to Lee County Economic Development Group and to authorize the modification of aforementioned loan to retroactively reduce the interest rate to a 3% over the life of the loan
16. Committee Reports (Reports from council representatives).
17. New Business:
18. Adjourn meeting.

MINUTES
CITY COUNCIL MEETING
August 17, 2017
6:30 P.M.

The City Council of the City of Keokuk met in regular session on August 17, 2017 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. John Helenthal and Mike Moore were absent. Staff in attendance: City Administrator Aaron Burnett, City Clerk Jean Ludwig, Public Works Director Mark Boussetot, Community Development Director Pam Broomhall, Code Enforcement Officer Kathie Mahoney, Police Chief Dave Hinton and Fire Chief Gabe Rose.

MAYOR'S CORRESPONDENCE: The Mayor encouraged everyone to attend Rollin' on the River this weekend. Activities for children will be free of charge.

Motion made by Payne, seconded by Dunek to approve the consent agenda. (7) AYES, (0) NAYS. Motion carried.

CONSENT AGENDA:

- Minutes of the regular City Council meeting of August 3, 2017;
- Receive Council Reports;
- Renewal Liquor license – **RESOLUTION. NO. 308-17** Meyers Courtyard, 629 Blondeau, effective August 27, 2017 - Class C Liquor License;
- **RESOLUTOIN NO. 309-17** West K Mart, 707 Palean Street, effective September 1, 2017, Class E Liquor License with Sunday Sales;
- Appointment of Mike Hickey to the SIREPA board of directors, term to expire August 17, 2021;
- Re-appointment of Mike Dunn to the SIREPA board of directors, term to expire August 17, 2020;
- Appointment of Susan Rogers to the Historic Preservation Commission, term to expire September 19, 2020;
- Motion to pay the bills and transfers listed within Register No.'s 4945-4947;

Chuck Mitchell of 126 Concert, Patricia Whiteside of 302 High, Rod Timson of 302 High, Ed West, Jr. of 1308 Blondeau, David Romane of 302 High, Christopher Daly of 101 N. 2nd Street and Barbara Haas of 2036 Logan Drive all spoke to the council regarding the Unitarian Church. All asked the council for more time to work on saving the structure. Burnett said Mr. Plecus would put in \$100,000.00 if he could get the deed in his name. Mayor Marion stated that insurance must be in place to protect the City from potential costs due to collapse or injury

during renovation. Attorney Steve Swan said it would take approximately three weeks to reactivate the corporation and secure insurance.

Consider resolution to approve a bid for demolition of the Unitarian Church. Failed due to lack of a motion.

Motion made by O'Connor, second by Winn to approve a contract for RLF administration with SEIRPC. (7) AYES, (0) NAYS. Motion carried.

Mayor Marion opened the public hearing at 7:38 p.m. to amend the Keokuk Municipal Zoning Code, Chapter 20.60, Height and Area Regulations and Chapter 20.68 Special Uses, concerning the height and plan review of Public utility distribution, transmission lines and facilities. A public hearing notice was published in the Daily Gate City on August 8, 2017.

COMMENTS: Burnett said this allows the City to regulate the height of new poles. Broomhall said utilities would have to submit plans for review regarding placement and height of poles. Mayor Marion closed the hearing at 7:42 p.m. and the following proposed resolution was adopted.

Motion made by Dunek, Second by Bryant to approve the following proposed **RESOLUTION NO. 310-17:** "A RESOLUTION TO APPROVE THE INITIAL READING OF **ORDINANCE NO. 1974** AMENDING THE KEOKUK MUNICIPAL ZONING CODE, CHAPTER 20.60, HEIGHT AND AREA REGULATIONS AND CHAPTER 20.68 SPECIAL USES, CONCERNING THE HEIGHT AND PLAN REVIEW OF PUBLIC UTILITY DISTRIBUTION, TRANSMISSION LINES AND FACILITIES."

Roll Call Vote: (7) AYES – O'Connor, Payne, Winn, Mortimer, Pollitt, Bryant and Dunek. (0) NAYES. Motion carried.

Mayor Marion opened the public hearing at 7:43 p.m. pertaining to the proposals for contracting the movement of the barge currently located in Davenport to Keokuk. A public hearing notice was published in the Daily Gate City on August 9, 2017.

COMMENTS: Burnett presented proposals from J.F. Brennan Company and Newt Marine Service. Brennan has a specific schedule of services and is more than \$60,000.00 above the Newt proposal. Council discussed the pros and cons of the proposals. Dunek shared her concerns regarding the limited language and scope of the project included in the Newt proposal.

Mayor Marion closed the hearing at 8:00 p.m. and the following proposed resolution was adopted.

Motion made by Bryant, Second by O'Connor to approve the following proposed **RESOLUTION NO. 311-17**: "A RESOLUTION APPROVING PROPOSAL FOR THE MOVEMENT OF THE BARGE CURRENTLY LOCATED IN DAVENPORT TO KEOKUK." (6) AYES, (1) NAY - Dunek. Motion carried.

Motion made by Payne, Second by Dunek to approve the following proposed **RESOLUTION NO. 312-17**: "A RESOLUTION SUCCESSFULLY COMPLETING THE 5TH STREET PARKING LOT AND RAND PARK PERMEABLE PAVER PROJECT BY D & L EXCAVATING OF LIBERTY, ILLINOIS IN THE AMOUNT OF \$ 883,739.01." (7) AYES, (0) NAYES. Motion carried.

Motion made by Dunek, Second by Bryant to approve the following proposed **RESOLUTION NO. 313-17**: "A RESOLUTION SETTING A PUBLIC HEARING FOR 6:30 P.M., SEPTEMBER 7, 2017 IN THE CITY COUNCIL CHAMBERS, 415 BLONDEAU STREET, FOR DISPOSAL OF CITY PROPERTY IN THE JOYCE SUBDIVISION." (7) AYES, (0) NAYS. Motion carried.

Motion made by Winn, Second by O'Connor to approve the following proposed **RESOLUTION NO. 314-17**: "A RESOLUTION TO REVIEW AND APPROVE THE TASKE ORDER #6 WITH HNTB UNDER THE TERMS AND CONDITIONS ESTABLISHED IN THE MASTER AGREEMENT FOR PROFESSIONAL SERVICES DATED DECEMBER 4, 2009." (7) AYES, (0) NAYES. Motion carried.

Motion to adjourn meeting made by Bryant, Second by O'Connor. (7) AYES, (0) NAYS. Motion carried.

Meeting adjourned at 8:06 p.m.

CITY OF KEOKUK
SAFETY COMMITTEE MEETING MINUTES
Tuesday, August 29, 2017
8:30AM

Meeting called to order at 8:35 am.

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

Absent: Kevin Helmick

Ludwig read the minutes from the June meeting. Motion to approve the minutes as read by Marion,
second by Johnson. Motion Approved.

OLD BUSINESS:

Harassment Training took place on June 29. TSS did the training and Schmitt said it was a better program than
the first session they did. They were much better prepared.

Burnett said he had not yet made it to the cemetery to look over issues found during a safety audit at the
cemetery buildings.

Job hazard analysis forms are still in progress.

Mark has not yet gotten new proposals for the hoop building

Schmitt got prices on two new flag poles (Rand Park & City Hall) and gave them to the manager of the Park
Department for review.

Discussion was had on the incident regarding an employee who had an emergency medical situation while on
the job by himself. Boussetot asked how feasible it was to not have people working alone. He mentioned
having some sort of call in system. Ketterer said if there would have been another person hired, there may have
been an employee with him that could have called for help. Burnett said with small departments it is nearly
impossible to not have employees working alone. Ketterer said we should at least know where the employees
are working. Johnson asked if we might be able to get the life alert system for when people are working alone
and have an emergency. Burnett said nearly everyone carries a cell phone or in some cases a radio to call for
help.

The new restroom door at the Bridge Dept. has been installed.

The sunken concrete at the riverfront has been referred to the Bridge Dept. manager for repair.

NEW BUSINESS:

There was one Company Nurse report since the last meeting. An employee cut his finger. He used a first aid
kit and did not seek medical attention.

Feedback on the annual employee picnic was positive. It was reported the food was good and employees
enjoyed using the new shelter house.

Sandwich style signs closing park areas while being mowed have been put into use.

Training topics were discussed. Ed Morrison sent a list of required training topics and how often the training is needed (attached). Boussetot has sent the list to TSS to see if we can work out a schedule of those topics. Schmitt said if we got internet connections, 75% of the training could be done using the IMWCA web site. Burnett asked how everyone felt about watching videos. Schmitt said he is fine with it, but thinks that type of training has to be done individually. Boussetot feels bringing in a person to train is a better option. Schmitt said if we train through the web site, it can all be tracked as individuals, and not as a group where some are not paying attention.

Schmitt said the next training should be the silica procedures, as it is coming due soon. Burnett said he could talk to Mary Daniels about that, and contact Dave Rector at SCC about fall protection next. He said a large percentage of injuries come from slips, trips and falls. All departments (even clerical) should be included in fall protection training. Schmitt also said it's been awhile since we had fit tests for respirators. Ludwig recommended talking to the fire chief, as they may periodically bring in a mobile unit to do the fitting and maybe we could use them, too. Burnett recommended approving a training schedule and putting it in a written program.

Burnett asked about the split tire rim issue brought to light by Ed Morrison. Ketterer said we still have a few trucks with split rims, but he does not know how the mechanics handle them. He said we do have a cage. Boussetot will follow up with the mechanics.

Reiter said when at the pool he saw we had electric leaf blowers in use. He recommends a battery pack or gas powered blower in the pool area. Boussetot will follow up with the manager of the department.

Johnson brought up the subject of trash bins in the park areas being difficult to empty from the top as they get very full and are hard to lift from the top. He asked if they could be re-engineered to put a door on the back to pull the trash out, instead of lifting from the top. The bridge dept. had recently put cylinders on the tops to prevent fingers being pinched.

SET THE DATE for the next meeting: September 19 at 8:30am in Council Chambers.

MOTION TO ADJOURN by Marion, second by Weis. Meeting adjourned at 9:20 am.
Submitted by Jean Ludwig, Safety Committee.

BUDGET REPORT
CALENDAR 9/2017, FISCAL 3/2018

PCT OF FISCAL YTD 25.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE ADMINISTRATION TOTAL	1,346,731.00	12,909.72	192,894.29	14.32	1,153,836.71
	POLICE UNION TOTAL	1,097,766.00	.00	161,307.12	14.69	936,458.88
	POLICE COMMUNICATIONS TOTAL	56,131.00	.00	8,565.84	15.26	47,565.16
	POLICE RECORDS TOTAL	101,381.00	.00	15,519.61	15.31	85,861.39
	LEE CO NAR TASK FORCE TOTAL	87,627.00	.00	14,723.45	16.80	72,903.55
	GTSB SAFETY GRANT TOTAL	5,058.00	.00	216.92	4.29	4,841.08
	COPS IN SCHOOLS TOTAL	.00	.00	.00	.00	.00
	FLOOD CONTROL TOTAL	31,450.00	367.16	6,533.08	20.77	24,916.92
	FIRE ADMINISTRATION TOTAL	1,051,453.00	3,532.40	88,781.59	8.44	962,671.41
	FIRE PROTECTION TOTAL	1,350,080.00	.00	207,482.27	15.37	1,142,597.73
	EMERGENCY CORP TOTAL	6,225.00	440.30	989.85	15.90	5,235.15
	FIRE EQUIPMENT RESERVE TOTAL	.00	.00	.00	.00	.00
	FIRE TRAINING GRANT TOTAL	.00	.00	.00	.00	.00
	EMERGENCY CORP TOTAL	.00	.00	.00	.00	.00
	HOUSING TOTAL	611,440.00	14,293.50	39,345.59	6.43	572,094.41
	ANIMAL CONTROL TOTAL	129,938.00	4,751.34	23,341.31	17.96	106,596.69
	PUBLIC SAFETY TOTAL	5,875,280.00	36,294.42	759,700.92	12.93	5,115,579.08
	STREETS/ROADWAYS TOTAL	.00	.00	.00	.00	.00
	ROADWAY MAINTENANCE/RUT TOTAL	670,712.00	4,697.92	115,259.28	17.18	555,452.72
	STREET LIGHTING TOTAL	217,000.00	11,756.65	23,779.30	10.96	193,220.70
	TRAFFIC LIGHTS TOTAL	28,000.00	1,600.13	82,358.37	294.14	54,358.37
	SNOW REMOVAL TOTAL	92,770.00	.00	823.00	.89	91,947.00
	STREET CLEANING TOTAL	38,920.00	2,132.07	4,441.89	11.41	34,478.11
	AIRPORT TOTAL	100,463.00	4,177.11	22,090.13	21.99	78,372.87
	BULK FUEL TOTAL	79,950.00	7,579.35	16,605.77	20.77	63,344.23
	VEHICLE MAINTENANCE TOTAL	234,804.00	6,511.51	41,161.98	17.53	193,642.02
	GENERAL MAINTENANCE TOTAL	.00	.00	.00	.00	.00
	PUBLIC WORKS EQUIP RES TOTAL	.00	.00	.00	.00	.00
	PUBLIC WORKS ADMINISTRA TOTAL	349,842.00	1,848.87	47,257.52	13.51	302,584.48
	PUBLIC WORKS TOTAL	1,812,461.00	40,303.61	353,777.24	19.52	1,458,683.76
	LIBRARY TOTAL	522,751.00	7,329.20	79,404.89	15.19	443,346.11
	LIBRARY COUNTY TOTAL	8,817.00	.00	.00	.00	8,817.00
	LIBRARY GRANTS TOTAL	.00	.00	.00	.00	.00
	LIBRARY TRUST FUND TOTAL	.00	.00	177.79	.00	177.79
	RIVER MUSEUM TOTAL	13,938.00	194.54	5,333.01	38.26	8,604.99
	GRAND THEATRE TOTAL	84,350.00	14,065.61	18,409.09	21.82	65,940.91
	GRAND THEATRE RESERVE TOTAL	.00	.00	.00	.00	.00
	UNION DEPOT TOTAL	7,900.00	138.54	735.29	9.31	7,164.71
	HISTORIC PRESERVATION COM TOTA	.00	.00	.00	.00	.00
	PARKS TOTAL	316,572.00	11,400.37	125,042.31	39.50	191,529.69
	MARY E TOLMIE FUND TOTAL	.00	.00	.00	.00	.00
	PARK MAINT & IMPROV RESER TOTA	.00	.00	.00	.00	.00
	JOYCE PARK TOTAL	.00	.00	.00	.00	.00
	SWIMMING POOL TOTAL	130,529.00	1,513.43	58,321.35	44.68	72,207.65
	RED CROSS TOTAL	.00	.00	.00	.00	.00

BUDGET REPORT
CALENDAR 9/2017, FISCAL 3/2018

PCT OF FISCAL YTD 25.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	SWIMMING POOL RESERVE TOTAL	.00	.00	.00	.00	.00
	CEMETERY TOTAL	290,498.00	2,176.73	34,404.94	11.84	256,093.06
	PERPETUAL CARE TOTAL	.00	.00	.00	.00	.00
	HOTEL/MOTEL TAX TOTAL	210,000.00	8,000.00	98,350.00	46.83	111,650.00
	CULTURE & RECREATION TOTAL	1,585,355.00	44,818.42	420,178.67	26.50	1,165,176.33
	RBEGRANT TOTAL	.00	136.28	136.28	.00	136.28-
	HOUSING & URBAN RENEWAL TOTAL	.00	731.02	812.42	.00	812.42-
	GENERAL ECONOMIC DEVELOP TOTA	.00	3,759.00	63,759.00	.00	63,759.00-
	LHAP GRANT TOTAL	.00	.00	.00	.00	.00
	TARGETED JOBS TAX CREDIT TOTA	.00	4,425.21	89,436.75	.00	89,436.75-
	IFA PROJECT-BASED HOUSING TOTA	.00	.00	.00	.00	.00
	LOW & MODERATE INCOME TOTAL	.00	.00	.00	.00	.00
	BUILDING/ZONING TOTAL	163,495.00	148.49	26,124.25	15.98	137,370.75
	FERRO-SIL BUILDING TOTAL	2,550.00	14,577.55	46,494.53	1,823.31	43,944.53-
	TWIN RIVERS TIF TOTAL	.00	.00	.00	.00	.00
	COMMUNITY & ECO DEVELOPMT TOTA	166,045.00	23,777.55	226,763.23	136.57	60,718.23-
	MAYOR, COUNCIL, CLERK ADM TOTA	609,164.00	5,186.27	102,641.91	16.85	506,522.09
	DATA PROCESSING TOTAL	19,500.00	.00	350.00	1.79	19,150.00
	CONTINGENCY TOTAL	.00	.00	.00	.00	.00
	ELECTIONS TOTAL	12,000.00	.00	.00	.00	12,000.00
	CITY ATTORNEY TOTAL	5,000.00	.00	12,320.00	246.40	7,320.00-
	MUNICIPAL BUILDING TOTAL	165,300.00	1,581.14	4,973.87	3.01	160,326.13
	GENERAL INSURANCE TOTAL	125,000.00	.00	4,500.00	3.60	120,500.00
	10% SALES TAX/HUMAN DEVEL TOTA	.00	.00	.00	.00	.00
	PUBLIC SERVICE TV TOTAL	1,659.00	.00	163.57	9.86	1,495.43
	GENERAL GOVERNMENT TOTAL	937,623.00	6,767.41	124,949.35	13.33	812,673.65
	DEBT SERV/2016B TOTAL	403,740.00	.00	.00	.00	403,740.00
	DEBT SERVICE TOTAL	318,000.00	.00	.00	.00	318,000.00
	DEBT SERVICE-2009A SEWER TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE-13D Grand Av TOTA	268,100.00	.00	.00	.00	268,100.00
	DEBT SERVICE -12 GO BONDS TOTA	100,024.00	.00	.00	.00	100,024.00
	DEBT SERVICE-2013B Refi06 TOTA	232,935.00	.00	.00	.00	232,935.00
	DEBT SERVICE-HAMPTON INN TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE-2013A Fire E TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE-09 GO BONDS TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE-2013C Aquati TOTA	284,875.00	.00	.00	.00	284,875.00
	DEBT SERV/2009D/2010 TOTAL	.00	.00	.00	.00	.00
	DEBT SERV/2016A TOTAL	295,922.00	.00	.00	.00	295,922.00
	Floodwall TIF TOTAL	.00	.00	.00	.00	.00
	River Hills TIF TOTAL	.00	.00	.00	.00	.00
	KEO SENIOR HOUSING TIF TOTAL	.00	.00	.00	.00	.00
	TWIN RIVERS TIF TOTAL	.00	.00	.00	.00	.00

BUDGET REPORT
CALENDAR 9/2017, FISCAL 3/2018

PCT OF FISCAL YTD 25.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	HAMPTON INN TIF TOTAL	.00	.00	.00	.00	.00
	DOWNTOWN URBAN RENEW TIF TOTA	.00	.00	16,741.00	.00	16,741.00-
	DEBT SERVICE TOTAL	1,903,596.00	.00	16,741.00	.88	1,886,855.00
	Floodwall Repair TOTAL	.00	.00	.00	.00	.00
	02 SIDEWALK PROGRAM TOTAL	.00	.00	1,325.50	.00	1,325.50-
	04 CURB & GUTTER TOTAL	.00	.00	.00	.00	.00
	03 ACCESS IMPROV/ADA TOTAL	.00	.00	.00	.00	.00
	GRAND AVE STREET PROJECT TOTA	.00	.00	.00	.00	.00
	12 YEAR STREET PROGRAM TOTAL	500,000.00	.00	522,301.16	104.46	22,301.16-
	TOTAL	.00	.00	.00	.00	.00
	AIRPORT REHAB TOTAL	.00	.00	.00	.00	.00
	AIRPORT-FFA #18 RUNWAY TOTAL	.00	.00	.00	.00	.00
	AIRPORT-RUNWAY GRANT #17 TOTA	.00	.00	.00	.00	.00
	AIRPORT-FAA GRANT AIP#19 TOTA	.00	.00	28,177.91	.00	28,177.91-
	CAP PROJECT-MISSOURI AVE TOTA	.00	.00	.00	.00	.00
	CAP PROJ-RAND PARK BLUFF TOTA	.00	.00	.00	.00	.00
	RIVER MUSEUM PROJECT TOTAL	.00	.00	.00	.00	.00
	CEMETERY STREE PROJECT TOTAL	.00	.00	.00	.00	.00
	AQUATIC CENTER TOTAL	.00	.00	.00	.00	.00
	CAPITAL PROJECTS TOTAL	500,000.00	.00	551,804.57	110.36	51,804.57-
	WPC MAINTENANCE & OPERATI TOTA	2,415,378.00	39,200.46	354,172.42	14.66	2,061,205.58
	INDUSTRIAL PRETREATMENT TOTAL	.00	.00	.00	.00	.00
	SANITARY SEWER MAINTENANC TOTA	1,547,492.00	2,412.63	90,459.96	5.85	1,457,032.04
	CAP PROJ-LIFT STATIONS TOTAL	750,000.00	.00	.00	.00	750,000.00
	STORM SEWER SEPARATION TOTAL	.00	3,085.90	8,827.75	.00	8,827.75-
	GRIT BASIN PROJECT TOTAL	.00	.00	.00	.00	.00
	REFUSE COLLECTION TOTAL	772,476.00	4,423.62	103,542.26	13.40	668,933.74
	LEACHATE CONTROL TOTAL	50,000.00	.00	28,860.59	57.72	21,139.41
	MUNICIPAL BRIDGE TOTAL	451,360.00	4,278.66	73,632.59	16.31	377,727.41
	CAP EQUIP/RESV-MUN BRIDGE TOTA	.00	.00	.00	.00	.00
	REGIONAL TRANSIT TOTAL	.00	.00	2,125.00	.00	2,125.00-
	NON-PROGRAM GENERAL REV TOTAL	.00	1,172.85	96,769.69	.00	96,769.69-
	ENTERPRISE TOTAL	5,986,706.00	54,574.12	758,390.26	12.67	5,228,315.74
	TOTAL	.00	.00	.00	.00	.00
	TRANSFERS TOTAL	5,820,444.00	.00	.00	.00	5,820,444.00
	TRANSFER TOTAL	.00	.00	.00	.00	.00
	NON-PROGRAM GENERAL REV TOTAL	.00	.00	.00	.00	.00
	TRANSFER OUT TOTAL	5,820,444.00	.00	.00	.00	5,820,444.00

BUDGET REPORT
CALENDAR 9/2017, FISCAL 3/2018

PCT OF FISCAL YTD 25.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	TOTAL ALL FUNCTIONS	<u>24,587,510.00</u>	<u>206,535.53</u>	<u>3,212,305.24</u>	<u>13.06</u>	<u>21,375,204.76</u>

BUDGET REPORT
CALENDAR 9/2017, FISCAL 3/2018

PCT OF FISCAL YTD 25.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	9,339,558.00	129,197.44	1,567,658.95	16.79	7,771,899.05
	ROAD USE TAX TOTAL	1,037,206.00	13,341.50	161,686.15	15.59	875,519.85
	EMPLOYEE BENEFITS TOTAL	1,900,000.00	.00	.00	.00	1,900,000.00
	EMERGENCY TAX LEVY FUND TOTAL	85,190.00	.00	.00	.00	85,190.00
	SALES TAX - HUMAN DEV TOTAL	140,000.00	.00	.00	.00	140,000.00
	SALES TAX - INFRASTRUCTUR TOTA	1,000,000.00	.00	.00	.00	1,000,000.00
	50% SALES TAX-PROP TAX RE TOTA	1,495,000.00	.00	.00	.00	1,495,000.00
	TAX INCREMENT FINANCING TOTAL	1,200,254.00	.00	16,741.00	1.39	1,183,513.00
	ECONOMIC DEVELOPMENT TOTAL	.00	9,051.51	154,144.45	.00	154,144.45-
	SWIM POOL RESERVE TOTAL	.00	.00	.00	.00	.00
	GRAND THEATRE RESERVE TOTAL	.00	.00	.00	.00	.00
	MARY E TOLMIE FUND TOTAL	.00	.00	.00	.00	.00
	PARK MAINT & IMPROV RESER TOTA	.00	.00	.00	.00	.00
	LIBRARY TRUST FUNDS TOTAL	.00	370.96	1,879.86	.00	1,879.86-
	PUBLIC WORKS EQUIP RESERV TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	1,903,596.00	.00	.00	.00	1,903,596.00
	CAPITAL PROJECTS TOTAL	500,000.00	.00	551,804.57	110.36	51,804.57-

BUDGET REPORT
CALENDAR 9/2017, FISCAL 3/2018

PCT OF FISCAL YTD 25.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	RIVERFRONT BARGE PROJECT TOTA	.00	.00	.00	.00	.00
	NON-EXPENDABLE TRUST FUND TOTA	.00	.00	.00	.00	.00
	WPC MAINT & OPERATION TOTAL	3,223,370.00	30,763.09	433,782.38	13.46	2,789,587.62
	WATER POL CONTROL RESERVE TOTA	237,000.00	.00	.00	.00	237,000.00
	SEWER MAINTENANCE RESERVE TOTA	252,500.00	.00	.00	.00	252,500.00
	WATER POL CONTR CAP PROJ TOTA	.00	.00	.00	.00	.00
	SEWER IMPROVEMENT RESERVE TOTA	1,000,000.00	13,935.90	19,677.75	1.97	980,322.25
	CDBG SWR POINT REPAIR PRJ TOTA	.00	.00	.00	.00	.00
	SOLID WASTE FUND TOTAL	822,476.00	4,423.62	132,402.85	16.10	690,073.15
	SOL WAS EQUIP REPLACE RES TOTA	.00	.00	.00	.00	.00
	CAP PROJ-REMEDIAL ACTION TOTA	.00	.00	.00	.00	.00
	MUNICIPAL BRIDGE TOTAL	451,360.00	4,278.66	75,757.59	16.78	375,602.41
	INTERNAL SERVICE FUND TOTAL	.00	1,172.85	96,769.69	.00	96,769.69-
	TOTAL EXPENSES BY FUND	<u>24,587,510.00</u>	<u>206,535.53</u>	<u>3,212,305.24</u>	<u>13.06</u>	<u>21,375,204.76</u>

REVENUE REPORT
CALENDAR 9/2017, FISCAL 3/2018

PCT OF FISCAL YTD 25.0%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	8,974,731.00	130.00	316,586.21	3.53	8,658,144.79
	ROAD USE TAX TOTAL	1,250,000.00	.00	284,005.37	22.72	965,994.63
	EMPLOYEE BENEFITS TOTAL	1,966,905.00	.00	40,600.62	2.06	1,926,304.38
	EMERGENCY TAX LEVY FUND TOTAL	85,190.00	.00	1,655.43	1.94	83,534.57
	SALES TAX - HUMAN DEV TOTAL	140,000.00	.00	10,535.44	7.53	129,464.56
	SALES TAX - INFRASTRUCTUR TOTA	550,000.00	.00	42,141.77	7.66	507,858.23
	50% SALES TAX-PROP TAX RE TOTA	770,000.00	.00	52,677.22	6.84	717,322.78
	TAX INCREMENT FINANCING TOTAL	1,269,916.00	.00	5,531.80	.44	1,264,384.20
	ECONOMIC DEVELOPMENT TOTAL	27,000.00	.00	101,257.42	375.03	74,257.42-
	SWIM POOL RESERVE TOTAL	.00	.00	.00	.00	.00
	GRAND THEATRE RESERVE TOTAL	.00	.00	.00	.00	.00
	MARY E TOLMIE FUND TOTAL	.00	.00	.00	.00	.00
	PARK MAINT & IMPROV RESER TOTA	5,000.00	.00	9,750.00	195.00	4,750.00-
	LIBRARY TRUST FUNDS TOTAL	.00	.00	6,404.86	.00	6,404.86-
	PUBLIC WORKS EQUIP RESERV TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	1,931,004.00	.00	9,113.63	.47	1,921,890.37
	CAPITAL PROJECTS TOTAL	.00	.00	470,085.88	.00	470,085.88-

REVENUE REPORT
CALENDAR 9/2017, FISCAL 3/2018

PCT OF FISCAL YTD 25.0%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	RIVERFRONT BARGE PROJECT TOTA	.00	.00	.00	.00	.00
	NON-EXPENDABLE TRUST FUND TOTA	3,000.00	.00	2,100.00	70.00	900.00
	WPC MAINT & OPERATION TOTAL	4,539,300.00	.00	519,321.54	11.44	4,019,978.46
	WATER POL CONTROL RESERVE TOTA	400.00	.00	.00	.00	400.00
	SEWER MAINTENANCE RESERVE TOTA	.00	.00	.00	.00	.00
	WATER POL CONTR CAP PROJ TOTA	.00	.00	.00	.00	.00
	SEWER IMPROVEMENT RESERVE TOTA	.00	.00	.00	.00	.00
	CDBG SWR POINT REPAIR PRJ TOTA	.00	.00	.00	.00	.00
	SOLID WASTE FUND TOTAL	761,000.00	.00	54,582.31	7.17	706,417.69
	SOL WAS EQUIP REPLACE RES TOTA	.00	.00	.00	.00	.00
	CAP PROJ-REMEDIAL ACTION TOTA	.00	.00	.00	.00	.00
	MUNICIPAL BRIDGE TOTAL	430,000.00	.00	67,205.50	15.63	362,794.50
	INTERNAL SERVICE FUND TOTAL	485,000.00	.00	97,030.47	20.01	387,969.53
	TOTAL REVENUES	23,188,446.00	130.00	2,090,585.47	9.02	21,097,860.53

TREASURER'S REPORT
CALENDAR 9/2017, FISCAL 3/2018

HOL FUND#	TITLE	LAST REPORT ON HAND	EXPENSES	REVENUE	BALANCE
001	GENERAL	470,205.41-	129,197.44	130.00	601,584.22-
110	ROAD USE TAX	1,363,694.32	13,341.50	.00	1,350,106.75
112	EMPLOYEE BENEFITS	824,691.87	.00	.00	824,691.87
119	EMERGENCY TAX LEVY FUND	5,442.17	.00	.00	5,442.17
121	SALES TAX - HUMAN DEV	77,381.30	.00	.00	77,381.30
122	SALES TAX - INFRASTRUCT	582,544.00	.00	.00	582,544.00
123	50% SALES TAX-PROP TAX	1,058,993.40	.00	.00	1,058,993.40
125	TAX INCREMENT FINANCING	1,414.41	.00	.00	1,414.41
160	ECONOMIC DEVELOPMENT	52,196.40	9,051.51	.00	43,144.89
182	SWIM POOL RESERVE	1,070.00	.00	.00	1,070.00
183	GRAND THEATRE RESERVE	1,051.17	.00	.00	1,051.17
184	MARY E TOLMIE FUND	81,873.04	.00	.00	81,873.04
185	PARK MAINT & IMPROV RES	143,082.54	.00	.00	143,082.54
186	LIBRARY TRUST FUNDS	52,295.15	370.96	.00	51,924.19
187	PUBLIC WORKS EQUIP RESE	12,800.78	.00	.00	12,800.78
200	DEBT SERVICE	121,375.99	.00	.00	121,375.99
301	CAPITAL PROJECTS	868,908.12	.00	.00	868,908.12
302	RIVERFRONT BARGE PROJEC	.00	.00	.00	.00
500	NON-EXPENDABLE TRUST FU	446,249.49	.00	.00	446,249.49
610	WPC MAINT & OPERATION	3,807,327.90	30,763.09	.00	3,776,102.20
611	WATER POL CONTROL RESER	95,794.63-	.00	.00	95,794.63-
612	SEWER MAINTENANCE RESER	621,058.10-	.00	.00	621,058.10-
613	WATER POL CONTR CAP PRO	.00	.00	.00	.00
614	SEWER IMPROVEMENT RESER	951,241.57	13,935.90	.00	937,305.67
617	CDBG SWR POINT REPAIR P	.00	.00	.00	.00
670	SOLID WASTE FUND	60,827.95	4,423.62	.00	56,239.19
671	SOL WAS EQUIP REPLACE R	.00	.00	.00	.00
672	CAP PROJ-REMEDIATION ACTIO	.00	.00	.00	.00
690	MUNICIPAL BRIDGE	3,012,709.43	4,278.66	.00	3,008,349.26
810	INTERNAL SERVICE FUND	2,149.45	1,172.85	.00	976.60
Report Total		12,342,262.31	206,535.53	130.00	12,132,590.08

RESOLUTION NO.

WHEREAS, Application has been made by Dolgencorp, LLC, for a Class C Beer Permit with Sunday Sales for Dollar General Store #2385, 300 Main Street; **AND**

WHEREAS, such an investigation has been conducted.

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

THAT, Dolgencorp, 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 Beer Permit with Sunday Sales for Dollar General Store #2385, 300 Main Street, effective September 21, 2017 be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 7th day of September, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____

JEAN LUDWIG, CITY CLERK

To the Board of Commissioners, KHA

Due to the fact that I no longer reside here, I am resigning from the Board of Commissioners as of August 1st, 2017.

There are no bad feelings but feel that I can do no value to the Board because of my new found thoughts on many issues at present time.

Hopefully someone will be found that can do a better job than me and have an open mind on facility.

Respectfully

Donald Wade





KEOKUK POLICE DEPARTMENT

P.O. Box 1147 ▪ 1222 Johnson St ▪ Keokuk, IA 52632
Phone: 319-524-2741 ▪ Fax: 319-524-6221

Wednesday, August 30, 2017

Officer Tanner Walden is being promoted to Patrolman 2nd Class effective Saturday, August 19th, 2017.

Thanks,

David Hinton
Chief of Police
Keokuk Police Department



KEOKUK POLICE DEPARTMENT

P.O. Box 1147 ▪ 1222 Johnson St ▪ Keokuk, IA 52632
Phone: 319-524-2741 ▪ Fax: 319-524-6221

Wednesday, August 30, 2017

Officer Craig Bastert is being promoted to Patrolman 2nd Class effective Saturday, August 19th, 2017.

Thanks,

David Hinton
Chief of Police
Keokuk Police Department



KEOKUK POLICE DEPARTMENT

P.O. Box 1147 1222 Johnson St Keokuk, IA 52632
Phone: 319-524-2741 Fax: 319-524-6221

Wednesday, August 30, 2017

Officer Joshua Gronewold is being promoted to Patrolman 1st Class effective Saturday, September 2nd, 2017.

Thanks,

David Hinton
Chief of Police
Keokuk Police Department



KEOKUK POLICE DEPARTMENT

P.O. Box 1147 • 1222 Johnson St • Keokuk, IA 52632

Phone: 319-524-2741 • Fax: 319-524-6221

Wednesday, August 30, 2017

Officer Courtney Dalton is being promoted to Patrolman 3rd Class effective Saturday, September 2nd, 2017.

Thanks,

David Hinton
Chief of Police
Keokuk Police Department

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 7, 2017.

REGISTER NO. 4948

AHLERS & COONEY, P.C.	PROFESSIONAL SERVICES	\$	3,533.90
AMI PIPE & SUPPLY	SUPPLIES	\$	16.00
BEARING HEADQUARTERS CO.	PARTS	\$	949.03
KEOKUK MUNICIPAL WATER WORKS	1/2 IOWA ONE CALL CHARGE	\$	57.75
KEOKUK TERMITE & PEST CONTROL	PEST CONTROL	\$	440.00
GRAY QUARRIES, INC	ROADROCK	\$	69.27
JIM BAIER, INC	PARTS	\$	961.18
ERIC E. SUTER	SERVICE CALL/LABOR	\$	130.00
LAWSON PRODUCTS, INC.	SUPPLIES	\$	58.71
SHERWIN-WILLIAMS CO.	SUPPLIES/PAINT	\$	136.28
J & S ELECTRONICS BUSINESS,INC	MAINTENANCE AGREEMENT	\$	230.29
KONE INC.	LABOR/MATERIALS	\$	2,377.00
S. J. SMITH WELDING SUPPLY	CREDIT MEMO	\$	(55.11)
IDEAL READY MIX COMPANY, INC	CONCRETE	\$	266.00
MEYERS DRIVEWAY & SEPTIC TANK	LABOR/MATERIALS	\$	11,050.00
ELECTRONIC APPLICATIONS CO.INC	PARTS/SUPPLIES	\$	1,834.10
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$	1,799.05
MCFARLAND-SWAN OFFICE CITY	LIBRARY SUPPLIES	\$	348.59
ALLIANT	ELECTRIC BILL	\$	33,632.72
THE CARDBOARD BOX	UPS CHARGES	\$	184.08
VISION SERVICE PLAN	VISION COVERAGE	\$	3,228.85
HACH COMPANY	LAB SUPPLIES	\$	57.64
NEWBERRY, INC	TOWING SERVICE	\$	40.00
CENTURY LINK	SERVICES	\$	388.84
PRINCIPAL LIFE GROUP	DISABILITY/ LIFE INS.	\$	1,049.72
GREAT RIVER REGIONAL WASTE	DUMP TICKETS	\$	731.02
PERCY'S COMPLETE JANITORIAL	MONTHLY JANITORIAL SERVICE	\$	561.56
LEE COUNTY RECORDER/REGISTRAR	COPIES	\$	3.50
LINDNER AVIATION, INC.	AIRPORT FEES	\$	3,799.18
IOWA COMMUNICATIONS NETWORK	SERVICES	\$	12.90
MODJESKI & MASTERS, INC.	PROFESSIONAL SERVICES	\$	725.00
PETTY CASH - FINANCE DEPARTMEN	PETTY CASH	\$	164.00
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$	765.89
KEOKUK CONTRACTORS, INC	LABOR/MATERIALS	\$	1,092.00
THE ENGINE HOUSE	PARTS	\$	73.00
HUFFMAN MACHINE & WELDING, INC	SUPPLIES/PARTS	\$	149.26
RATHBUN REGIONAL WATER ASSOC.	AIRPORT WATER BILL	\$	33.48
W. L. MILLER COMPANY	HOT ASPHALT	\$	2,748.60
VEENSTRA & KIMM, INC.	ENGINEERING FEES	\$	3,085.90
HY-VEE, INC.	SUPPLIES	\$	1,532.85
SECRETARY OF STATE	NOTARY PUBLIC	\$	30.00

REGISTER NO. 4949

SEIRPC	REVOLVING LOAN FUND FY2017	\$	3,759.00
PER MAR SECURITY SERVICES	SECURITY SERVICE	\$	1,381.65
NBS CALIBRATIONS	LAB SUPPLIES @ WPC	\$	275.00
NORTH CENTRAL LABORATORIES	LAB SUPPLIES	\$	586.90
NIEMANN FOODS, INC./ACE	SUPPLIES	\$	245.65
SIMPLEXGRINNEL	BATTERY REPLACEMENT	\$	1,746.70
RANDY WINN	REIMBURSEMENT	\$	335.00
IOWA PRISON INDUSTRIES	SIGNS	\$	645.80
FASTENAL COMPANY	PARTS/SUPPLIES	\$	3,801.58
COUCH ENGINE REBUILDING	PARTS/LABOR/FREIGHT	\$	349.01
VISA	CREDIT SERVICES	\$	1,137.56
JAMES K. NEFF	PARTS/LABOR @ AIRPORT	\$	596.41
ADVANCED RADIATOR, INC.	PARTS/LABOR	\$	87.52
DOUBLE A" GLASS L.L.C. "	GLASS INSTALLATION	\$	394.04
XEROX CORPORATION	LEASE	\$	316.44
WAL-MART COMMUNITY/GEGRB	LIBRARY SUPPLIES	\$	556.06
POLYDYNE, INC.	WPC POLYMER	\$	4,048.00
EMC NATIONAL LIFE COMPANY	INSURANCE PREMIUM	\$	1,227.36
MEDIACOM	SERVICES	\$	198.92
LCL FARMS INC.	BIO SOLID TRUCKING/SPREADING	\$	15,674.73
MUNICIPAL EMERGENCY SERVICES	BATTERIES	\$	300.54
CARPENTER UNIFORM CO.	NAME TAGS	\$	175.08
PUMPING SOLUTIONS, INC.	PARTS	\$	348.13
KEOKUK EXHAUST	PARTS	\$	20.00
SCHUMACHER ELEVATOR COMPANY	SCHEDULE MAINTENANCE @ LIBRARY	\$	384.00
RELIABLE PEST SOLUTIONS	SERVICE KEOKUK PUBLIC LIBRARY	\$	14.50
KRAMER ELECTRIC, LLC	LABOR/MATERIALS	\$	456.75
TWITCHELL CONSTRUCTION, INC.	LABOR/MATERIALS	\$	1,375.88
SEITHER & CHERRY CO.	SERVICE CALLS/LABOR	\$	1,454.65
WEST CENTRAL FS INC.	BULK FUEL	\$	15,683.76
CHAMPLIN TIRE RECYCLING, INC.	BENCH (DONATED)	\$	476.50
TRANS-IOWA EQUIPMENT, INC.	PARTS	\$	2,132.07
TREAT AMERICA	TRAINING SCHOOL	\$	2,930.32
INTERSTATE BATTERIES OF	BATTERIES	\$	233.90
VERIZON WIRELESS	SERVICES	\$	402.13
ACCO	POOL CHEMICALS	\$	599.20
BESTDRIVE BRAHLER'S	PARTS	\$	1,648.38
WINDSTREAM	SERVICES	\$	1,649.11
RELIANT FIRE APPARATUS, INC.	PARTS/SUPPLIES	\$	124.00
DARKSIDE TINT & GRAPHIX	UNIFORM SHIRTS	\$	228.00
RNJ'S DISTRIBUTION INC.	WATER + FUEL SURCHARGE	\$	22.80
CARL MORGAN	CLEAN/HAUL VARIOUS PROPERTIES	\$	3,000.00
OVERDRIVE, INC.	LIBRARY BOOKS	\$	148.94
LIBERTY UTILITIES MIDSTATES	SERVICES	\$	261.54
JETCO, INC.	LABOR/MATERIALS	\$	1,585.00

REGISTER NO. 4950

V H BLACKINTON CO., INC.	REPAIR BADGE	\$	10.00
JAMES WALLACE	JANITORIAL SERVICE @ GRAND	\$	305.00
DIANNE STANLEY	MONTHLY MANAGER FEE @ GRAND	\$	425.00
ARMSTRONG TRACTOR LLC	EQUIPMENT MAINT	\$	56.87
JIM DAVIDSON	MOWING @ VARIOUS PROPERTIES	\$	4,790.00
THACHER TREE CARE	TREE REMOVAL	\$	2,600.00
KT CONSTRUCTION AND ABATEMENT	ASBESTOS REMOVAL	\$	6,500.00
RICOH USA, INC.	KEOKUK PUBLIC LIBRARY	\$	42.71
TSS	SERVICES	\$	2,150.00
MIDWEST VETERINARY SUPPLY, INC	KEOKUK ANIMAL SERVICES SUPPLY	\$	198.50
BARNES CONCRETE CO.	LABOR/MATERIALS	\$	3,000.00
BAYER HEALTHCARE LLC	SUPPLIES	\$	57.82
MARION POLICE DEPARTMENT	PRE-EMPLOYMENT POLYGRAPH	\$	644.75
VISA	CARD SERVICES	\$	3,615.02
KELTEK INC.	SCENE LIGHTS	\$	869.25
KEOKUK MILLS, LLC	TARGETED JOBS TAX CREDIT	\$	4,425.21
WESTRIDGE MECHANICAL	LABOR/PARTS	\$	835.00
UNITED SYSTEMS, INC.	KEY FOBS	\$	120.74
THOMSON REUTERS	WEST INFORMATION CHARGES	\$	499.00
TREETOP PRODUCTS CONSOLIDATED	BENCHES (DONATIONS)	\$	1,173.64
ASHTON ENGINEERING	PROFESSIONAL SERVICES	\$	8,000.00
DOORS-N-MORE INC	DOORS/INSTALLATION	\$	12,732.00
SUTTON AG ENTERPRISES	SUPPLIES	\$	191.55
COURTESY DOOR	REPAIR/REPLACE OVERHEAD DOOR	\$	1,221.00
PREMIER ELECTRICAL LLC	INSTALL DOOR PANEL COVER	\$	152.40
NORTHERN TOOL & EQUIPMENT	PARTS	\$	2,469.32
GREAT LAKES BOAT CO.	PARK SUPPLIES	\$	997.80
CARLA GORDON	LIBRARY PRESENTATION	\$	75.00
DON/DIANNE KRAMER	LIBRARY PRESENTATION	\$	279.00
		\$	209,747.12

RESOLUTION NO.

A RESOLUTION APPROVING THE SECOND READING OF ORDINANCE 1974.

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

THAT, the Keokuk City Council approves the initial reading of Ordinance No. 1974 Amending Title 20 related to height regulations.

MOVED BY:

SECONDED BY:

Passed this 7th day of September, 2017.

ROLL CALL:

AYES –

NAYS –

ABSENT –

THOMAS D. MARION, MAYOR

ATTEST:

JEAN LUDWIG, CITY CLERK

ORDINANCE NO. 1974

AN ORDINANCE AMENDING TITLE 20 RELATED TO HEIGHT REGULATIONS

Section 1. Purpose, Intent, and Findings of Fact.

The City Council of the City of Keokuk finds that the current Keokuk Municipal Code standards for height regulations lack guidelines to protect the characteristics and aesthetics within the community concerning public utility distribution, transmission lines and facilities.

Section 2. Amending Section 20.60.020 (2).

Section 20.60.020 (2) is hereby amended to read:

The height regulations prescribed in this title shall not apply to grain elevators, church spires, belfries, monuments, tanks, water and fire towers, stage towers or scenery lofts, cooling towers, ornamental towers or spires, chimneys, elevator bulkheads, smokestacks, conveyors, and flag poles provided the height of these structures does not violate any other ordinance of the city;

Section 3. Adding Section 20.60.021

Section 20.60.021 is hereby added to Chapter 20.60 to read as follows:

20.60.021 Public utility distribution, transmission lines and facilities.

Public utility distribution, transmission lines and facilities, both overhead and underground shall be allowed in all zoning districts; provided,

- (1) That utility poles do not exceed the height standards established in Section 20.60.090, Table of Height and Area Requirements, by fifteen percent (15%) except those located in a,
 - (A) M-2, Heavy Industrial, zoning district, which shall not exceed the height of seventy feet (70'),
 - (B) That the routes and site locations of the proposed transmission lines and/or facilities shall be submitted to the Public Works Director and Community Development Director for site plan review during the preliminary planning stages and prior to the adoption of the routes and site locations(s) or acquisition of right-of-way therefore. The Public Works Director and Community Development Director should make such recommendations as necessary to find a proposal satisfactory based on the review of existing facilities, current zoning, urban forestry plans, and an effort to maintain the character of the current zoning districts; and
 - (C) That any trees removed during the installation of any facility covered by his section shall be replaced at the expense of the public utility.
- (2) For this section public utility distribution, transmission lines, and facilities shall for the purposes of this section, mean; utility poles, including, but not limited to, towers and any other structures supporting transmission, distribution power lines, telephone lines, cables, or other telecommunications or fiber optics.

- (3) All route and site location plans as described in subsection (a) herein regarding the placement of public utility distribution, transmission lines and facilities shall require zoning board approval.
- (4) The replacement, maintenance or upgrade to existing public utility distribution, transmission lines, and facilities are permitted by right without zoning board review and approval when said facilities, are of a substantially similar character, and will not increase height of existing utility pole by fifteen percent (15%) or are moved more than fifteen (15) feet from the original location.
 - (A) Notwithstanding, the preceding paragraph, in all cases where replacement, maintenance or upgrade, is proposed a plan is required to be submitted to the Public Works Director and Community Development Director for review. The Public Works Director and Community Development Director should make such recommendations as necessary to find a proposal satisfactory based on the review of existing facilities, current zoning, urban forestry plans, and an effort to maintain the character of the current zoning districts; and
 - (B) In all cases where the public utility distribution, transmission lines and facilities exceed existing pole height by fifteen percent (15%) or more or are moved more than fifteen (15) feet from the original location, plan approval shall be subject to approval by the zoning board.
- (5) Special Use Permit.
 - (A) The applicant must show that there is no feasible alternative to a height increase that exceeds the height requirements as established in Section 20.60.090 by fifteen percent (15%), and there is a clear and specific public benefit which may be realized by exceeding the height limit set in Section 1.
 - (B) The Board must find that the proposed structure will not in any way detract from the visual character or quality of the adjacent buildings, the neighborhood or the City as a whole. The Board should consider the impacts on urban forestry and community safety, before granting such a permit.

Section 4. Amending Section 20.68.040 (12)

Chapter 20.68.040 (12) is amended to read as follows:

Public utilities buildings, substations or holding towers, power poles, telephone poles, commercial communication signal receiving or transmission distribution towers, antennas, or other similar structures or poles of any size. Replacement of individual power or telephone poles with a pole of the same dimensions shall not require a new special use permit be applied for or issued.

RESOLUTION NO. 310-17

INITIAL PASSAGE this 17th day of August, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

BY: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

ROLL CALL: O'CONNOR – AYE MOORE – ABSENT PAYNE – AYE WINN – AYE
HELENTHAL – ABSENT MORTIMER – AYE POLLITT – AYE BRYANT – AYE
DUNEK – AYE

AYES – 7

NAYS – 0

ABSENT – 2

RESOLUTION NO.

SECOND PASSAGE this 7th day of September, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

BY: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

ROLL CALL: O'CONNOR – MOORE – PAYNE – WINN –
HELENTHAL – MORTIMER – POLLITT – BRYANT –
DUNEK –

AYES –

NAYS –

ABSENT –

RESOLUTION NO.

FINAL PASSAGE this ____ day of _____, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

BY: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

ROLL CALL: O'CONNOR – MOORE – PAYNE – WINN –
HELENTHAL – MORTIMER – POLLITT – BRYANT –
DUNEK –

AYES – NAYS – ABSENT –

Passed this ____ day of _____, 20__.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST:
I, Jean Ludwig, City Clerk of the City of Keokuk, hereby certify that that the above and foregoing is a true copy of an ordinance, passed by the City Council of said City at a meeting held on _____, 20__.

JEAN LUDWIG, CITY CLERK

RESOLUTION NO.

A RESOLUTION DISPOSING OF MUNICIPALLY OWNED REAL PROPERTY

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

WHEREAS, The City of Keokuk is the present owner of certain real property situated in the City of Keokuk, Lee County, Iowa, described as follows:

Joyce Subdivision Lot 4, (Parcel ID 044521232520160) – about 1.27 acres, Joyce Subdivision Lot 5, (Parcel ID 044521232520170) – about 1.27 acres, Joyce Subdivision Lot 2, (Parcel ID 044521232520190) – about 0.69 acres, all in the City of Keokuk, Lee County, Iowa.

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

WHEREAS, The City desires to have the property developed, and strict compliance with all applicable laws, in particular the provisions of Chapter 403 of the Code of Iowa, the City has adopted an Urban Renewal Plan establishing an “Urban Renewable Area” in which the property is situated; and

WHEREAS, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

WHEREAS, The City has reviewed the proposal by Great River Health Systems (“the Developer”) to dispose of the real property interest; and the City Council believes the proposed development interest to be fair and appropriate for the consideration proposed; and

WHEREAS, the City Council has determined that this proposal is in the best interests of the City and the residents thereof, and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the proposal is in furtherance of appropriate economic development activities and objectives within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein; and

WHEREAS, public hearings have been held on this Seventh Day of September, 2017 after required notice for the purchase proposal of the real property pursuant to Section 364.7 of the Code of Iowa; and

WHEREAS, public hearings have been held on this Seventh Day of September, 2017 after required notice for the purchase proposal of the real property pursuant to Chapter 403 of the Code of Iowa;

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

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

Passed this 7th day of September, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK



Keokuk Clinic Development Proposal

September of 2017

John E. Mercer
Director of Facilities
319-768-3807
jmerc@grhs.net

Great River Health Systems – About our organization.

Great River Health Systems is a regional integrated health care system that includes Great River Medical Center, retail pharmacies, retail medical equipment and supplies providers, and physician clinics in Burlington, Fairfield, Fort Madison, Keokuk, Mediapolis, Mount Pleasant, Wapello, West Point and West Burlington, Iowa.

Great River Medical Center is a 378-bed regional medical center offering acute and intermediate care to residents of southeast Iowa, west-central Illinois and northeast Missouri. The hospital offers comprehensive medical and extensive surgical services. Great River Medical Center annually admits more than 6,500 patients and logs more than 190,000 outpatient visits.

The hospital's 160-bed Klein Center offers long-term and skilled care on the Great River Health Systems campus. The Cancer Center, which provides medical and radiation therapy services for the treatment of various forms of cancer and blood diseases, offers the world's latest linear accelerator with advanced beam shaping and high-dose-rate technologies to deliver extremely precise treatments in shorter times. Wellness Plaza is home to one of the state's premier rehabilitation and fitness programs.

More than 120 physicians and 2,100 employees share Great River Health Systems' commitment to excellence in patient care and community service.

Great River Physicians and Clinics - About our current operations in Keokuk.

Our current Keokuk Clinic is located at 1603 Morgan Street which is directly adjacent to the Keokuk Hospital. We currently own a portion of the building that totals 4491 square feet. We offer the following services: acute illness, cardiology, chronic illness management, health risk assessments, urology, immunizations, minor injections, minor procedures, nursing home visits, routine checkups, wellness and healthy lifestyle monitoring, and women's health and services. We currently have a very robust customer base and are in need of more space to provide

additional volume and services. We have the medical staff listed below as providers in the clinic along with very well qualified support staff. The current staff total is 12 full time employees. The current clinic is supported with additional services from our main campus in West Burlington, Iowa.

Current Medical Staff

Internal Medicine



Angela McGregor, D.N.P.



Tarik Qasim, M.D.



Kathy Tripp, ARNP

Cardiology



Walid Saad, M.D.



Richard To, M.D.

Women's Health



Carl Hays, M.D.



Laura Martin, WHNP

Great River Health Systems is proposing to build a 19,000 square foot healthcare facility on the site located between the Hampton Inn and Sonic in Keokuk, Iowa. **We are currently asking for the City of Keokuk to sell this property to our organization for \$250,000 with hopes of this development effort becoming a reality.** The construction of the facility will cost around \$5.75 million and will utilize local contractors and labor force when possible. The furniture, fixtures, equipment, and miscellaneous expenses for the building will cost around \$1.1 million bringing the total cost (less the cost of the land) to \$6.85 million. The segment of our organization that is responsible for this venture is Health Care Realty and is taxed according to state and federal laws, it is not tax exempt.

The new facility will expand beyond our current facility in Keokuk with the ability to provide urgent care that will be open from the hours of 8 am to 8 pm to provide services related to sprains, fractures, wounds, and other urgent illnesses. The rest of the building will offer family practice, specialty care in cardiology, orthopedics, urology, mental health, rheumatology, podiatry, ophthalmology and women's services. There will also be a portion of the building dedicated to rehabilitation services, x-ray and lab. This multi-function facility will require us to increase our current local staffing from 12 full time employees to 30 full time employees. The positions will be filled with local people who fit the qualifications and needs of our business expansion.

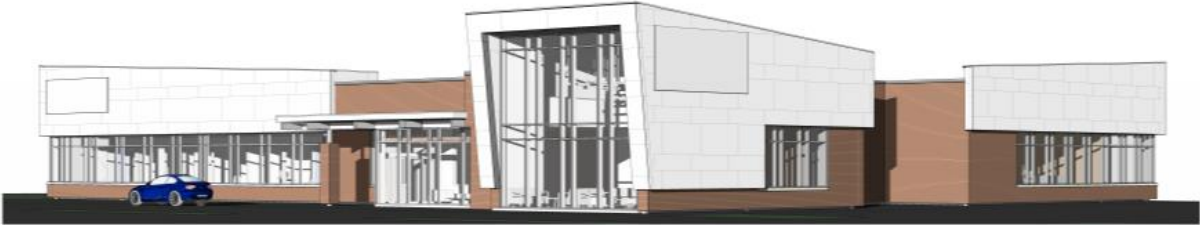
Our goal is to serve customers from Keokuk and all surrounding areas including Illinois and Missouri. If a particular service cannot be provided at this facility we will work collaboratively to provide that service at Great River Medical Center Main Campus located in West Burlington, Iowa. This would allow a continuum of care for our valued customers.

We are excited to be expanding in the City of Keokuk and if approved would start construction around October 1st, 2017 and complete construction around August 31st of 2018. Great River Health Systems would like to thank you for your consideration and look forward to enhancing our business in your great community.

Site Plan for Proposed Keokuk Clinic



Elevation Drawings for Proposed Keokuk Clinic



NORTH WEST VIEW



NORTH EAST VIEW

Floor Plan for Proposed Keokuk Clinic





ITEM NO. 10

CITY OF KEOKUK
CITY COUNCIL AGENDA COMMUNICATION

Today's Date: 8/28/17

Meeting Date: 9/7/17

SUBJECT: Award of Contract – Obstructions Removal Project – WL Miller Company	ACTION REQUIRED: <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Approval <input type="checkbox"/> Receive/File
--	---

SYNOPSIS	On Friday June 23, 2017 the City received bids for the Obstruction Removal Project at the Keokuk Municipal Airport. Five bids were received, the low bid of \$232,307.50 was submitted by W.L. Miller Company of Hamilton, Illinois. The construction cost for the obstruction removal was included as part of the AIP-21 grant that the City just received. The City will be responsible for the local 10% match.
FISCAL IMPACT	Agreement not to exceed \$232,307.50 Grant Funded 90% - \$209,076.75 City Funded 10% - \$23,230.75
RECOMMENDATION	Review bids that were received June 23, 2017 and accept the low bid from W.L. Miller Company of Hamilton, Illinois in the amount of \$232,307.50

Mandatory Attorney Review Completed: _____

Responsible City Staff Member(s): *Mark Bousselot*

RESOLUTION NO.

**A RESOLUTION TO AWARD A CONTRACT FOR AIRSPACE OBSTRUCTION
REMOVAL SURROUNDING THE KEOKUK MUNICIPAL AIRPORT**

WHEREAS, bids were received on June 23, 2017 from five companies for the Airspace Obstruction Removal Project at the Keokuk Municipal Airport; and

WHEREAS, that project is required in order to maintain clear airspace for aircraft operations at the Keokuk Municipal Airport, pursuant to FAA regulations; and

WHEREAS, this project is 90 percent funded by the AIP - 21 Airspace Obstructions Grant that the city of Keokuk accepted on August 3, 2017; and

WHEREAS, W.L. Miller Company of Hamilton, Illinois, was the lowest responsible bidder for the Project;

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

That the contract for the Airspace Obstruction Removal Project at the Keokuk Municipal Airport be awarded to the W.L. Miller company, as lowest responsible bidder, for an amount not to exceed \$232,307.50 for said project, and that the Mayor is authorized to sign, and the City Clerk authorized to attest, the contract therefor.

Mayor –Thomas Marion

Attest – Jean Ludwig



ITEM NO. 11

CITY OF KEOKUK
CITY COUNCIL AGENDA COMMUNICATION

Today's Date: September 5, 2017 Meeting Date: September 7, 2017

SUBJECT: Setting Public Hearing - Drainage & Utility easements on lots 10 through 14, Kindustry Park Subdivision.	ACTION REQUIRED: <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Approval <input type="checkbox"/> Receive/File
---	--

SYNOPSIS	SAJ, Ltd. Is purchasing lots 10 through 14, excepting the east 169' of lots 12 & 13 and the undeveloped platted portion of Kindustry Park Road. It is essential to abate the drainage and utility easements along the property lines between lots, to develop the property.
FISCAL IMPACT	Recording and publishing fees
RECOMMENDATION	City Planning Commission reviewed and recommend approval on August 28, 2017.

Mandatory Attorney Review Completed: _____

Responsible City Staff Member(s): Pam Broomhall

RESOLUTION NO.

A RESOLUTION SETTING THE TIME AND PLACE TO CONDUCT A PUBLIC HEARING ON A REQUEST TO VACATE CERTAIN DRAINAGE AND UTILITY EASEMENTS AT LOTS 10 & 11, 12 & 13 AND 13 & 14, KINDUSTRY PARK SUBDIVISION IN THE CITY OF KEOKUK, IOWA

WHEREAS, a request has been received for the vacation of certain drainage and utility easements held by the City of Keokuk at Lots 10 & 11, 12 & 13 and 13 & 14 of the Kindustry Park Subdivision in the City of Keokuk, Iowa, legally described as:

The adjoining 10'-wide (20' total) drainage and utility easements along the lot line between Lots 10 & 11, the adjoining 10'-wide (20' total) drainage and utility easements along the lot line between Lots 12 & 13, excepting the east 169 feet of said lots, and the adjoining 10'-wide and 20' wide (30' total) between Lots 13 & 14, excepting the east 169 feet of lot 13.

WHEREAS, a public hearing must be conducted by the City Council of the City of Keokuk on the vacation of utility easements, and on their disposal to the property owner(s) pursuant to the request for vacation, pursuant to State Law and Local Ordinance.

NOW THEREFORE, BE IT HEREBY RESOVLED, BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA

That a Public Hearing on the vacation of the easements herein described and their disposal to the property owner(s) be scheduled for 6:30 p.m., September 21, 2017, in the City Council Chambers, 415 Blondeau Street, 2nd Floor, and further that the attached public notice of the time and place of said public hearing shall be given by publication in the Daily Gate City, a local paper of general circulation, as required by the Code of Iowa, and the City Clerk is hereby authorized to effectuate the same.

Passed this 7th day of September, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

PUBLIC NOTICE

Public Notice is hereby given that the City Council of the City of Keokuk, Iowa, will conduct a Public Hearing to review a request to vacate drainage and utility easements held by the City in Kindustry Park Subdivision, Keokuk, Iowa, and their disposal to the adjoining property owners pursuant to that request. The property that shall be the subject of the hearing is legally described as:

The adjoining 10'-wide (20' total) drainage and utility easements along the lot line between Lots 10 & 11, the adjoining 10'-wide (20' total) drainage and utility easements along the lot line between Lots 12 & 13, excepting the east 169 feet of said lots, and the adjoining 10'-wide and 20' wide (30' total) between Lots 13 & 14, excepting the east 169 feet of lot 13.

The Public Hearing will be held at 6:30 p.m., on Thursday, September 21, 2017 in the City Council Chambers, 415 Blondeau Street, 2nd Floor, Keokuk, Iowa 52632.

All interested person are invited to attend and comment on the request at that time, or provide written comment to the Community Development Director no later than 4:30PM on Wednesday September 20th, 2017. Questions may be directed to the Community Development Director at (319)524-2050 x115.

PRELIMINARY

**Shoemaker
& Haaland**

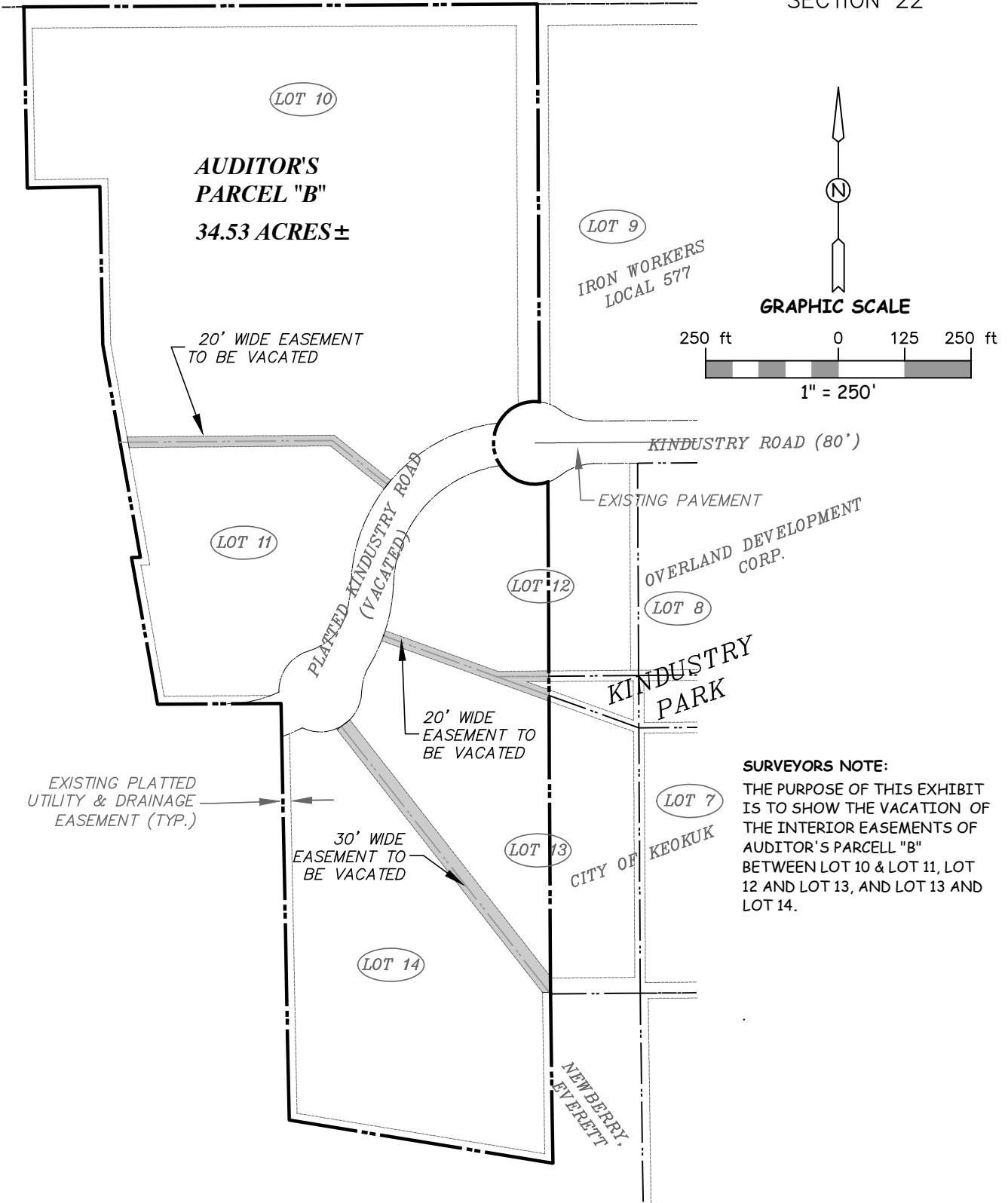
2021 Main Street
Keokuk, Iowa 52632
Phone: (319) 524-2883

TITLE EASEMENT VACATION EXHIBIT

LOTS 10 THRU 14, KINDUSTRY PARK,
CITY OF KEOKUK, LEE COUNTY, IOWA
PART OF THE SW 1/4, SECTION 22, T65N, R5W, 5th P.M.
PROJECT NUMBER: 16298.03

DATE 09/23/2017
DRAWN BMC
CHECKED TJA
APPROVED BMC
DRAWING PO1

CITY OF KEOKUK
LEE COUNTY, IOWA
T65N – R5W – 5th P.M.
SECTION 22



RESOLUTION NO.

A RESOLUTION APPROVING CIVIL RIGHTS POLICIES REQUIRED BY THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (CDBG) GRANT REGARDING CITY OF KEOKUK POINT REPAIRS PROJECT #17-WS-016.

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

THAT, THE CIVIL RIGHTS POLICIES INCLUDED IN EXHIBIT A AND REQUIRED BY THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (CDBG) GRANT BE APPROVED.

Passed this 7TH day of September, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____

JEAN LUDWIG, CITY CLERK

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

This Residential Anti-displacement and Relocation Assistance Plan (RARAP) is prepared by City of Keokuk in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG¹, UDAG and/or HOME-assisted projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City of Keokuk will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" (as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of the project.

¹ CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

Relocation Assistance to Displaced Persons

The City of Keokuk will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the [CDBG and/or HOME] Program[s], move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

The City of Keokuk will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the [CDBG and/or HOME] in accordance with 24 CFR 42.375.

Before entering into a contract committing the City of Keokuk to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City of Keokuk will make public by publishing in The Daily Gate City News and submit to HUD, [the State, under the State CDBG and/or HOME Program(s)] the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. *NOTE: See also 24 CFR 42.375(d).*
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the City of Keokuk will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the City of Keokuk may submit a request to HUD (or to the State, if funded by the State) for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts

The City of Keokuk, 319-524-2050 is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period.

The City of Keokuk 319-524-2050 is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Adopted by the Council of the City of Keokuk this 7 day of September, 2017.

Signed Thomas D. Marion
Thomas D. Marion, Mayor

Attest: Jean Ludwig
Jean Ludwig, City Clerk

PROCUREMENT POLICY

PURPOSE

The purpose of this Procurement Policy is to ensure that sound business judgment is utilized in all procurement transactions and that supplies, equipment, construction, and services are obtained efficiently and economically and in compliance with applicable federal law and executive orders and to ensure that all procurement transactions will be conducted in a manner that provides full and open competition.

APPLICATION

This policy applies to the procurement of all supplies, equipment, construction, and services of and for the City of Keokuk related to the implementation and administration of the CDBG award. All procurement will be done in accordance with 2 CFR; Part 200 and Appendix II to Part 200.

POLICY

GENERAL PROCUREMENT PRACTICES

The City of Keokuk will adhere to the following general procurement practices: document procurement standards; maintain oversight of contractors to ensure performance in accord with standards; avoid acquisition of unnecessary or duplicative items; encourage procurement or use of shared goods and services; use Federal excess and surplus property when feasible; encourage value-engineering clauses in construction contracts; award contracts only to responsible contractors; limit use of time and materials contracting; and use good administrative judgment to settle all contractual and administrative issues.

COMPETITION

The City of Keokuk will provide full and open competition; prohibit use of state or local geographical preferences; develop written procedures for procurement transactions to ensure competition is not restricted; and ensure that pre-qualified lists are current.

METHODS OF PROCUREMENT

Procurement under grants shall be made by one of the following methods, as described herein: (a) micro-purchase; (b) small purchase procedures; (c) sealed bids (formal advertising); (d) competitive proposals; (e) noncompetitive proposals.

- A. Micro-purchase includes the acquisition of supplies or services that do not exceed \$3,000 (or \$2,000 for acquisitions for construction subject to Davis-Bacon Act)

- B. Small purchase procedures are relatively simple and informal procurement methods that are sound and appropriate for the procurement of services, supplies, or other property, costing in aggregate not more than \$150,000. If small purchase procedures are used for procurement under a grant, price or rate quotations (minimum of 2) shall be obtained from an adequate number of qualified sources.
- C. In sealed bids (formal advertising), sealed bids are publicly solicited and a firm-fixed-price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming with all of the material terms and conditions of the invitation for bids, is the lowest in price. The sealed bids method is the required method for procuring construction.
1. In order for formal advertising to be feasible, appropriate conditions must be present, including, at a minimum, the following:
 - (a) A complete, adequate and realistic specification or purchase description is available.
 - (b) Two or more responsible bidders are willing and able to compete effectively for the City of Keokuk's business; and
 - (c) The procurement lends itself to a firm-fixed-price contract, and the selection of the successful bidder can be made principally on the basis of price.
 2. When sealed bids are used for procurement under a grant, the following requirements apply:
 - (a) A sufficient time prior to the date set for opening of bids, bids shall be solicited (publicly advertised) from an adequate number of known suppliers.
 - (b) The invitation for bids, including specifications and pertinent attachments, shall clearly define the items or services needed in order for the bidders to properly respond to the invitation for bids.
 - (c) All bids shall be opened publicly at the time and place stated in the invitation for bids.
 - (d) A firm-fixed-price contract award shall be made by written notice to that responsible bidder whose bid, conforming to the invitation for bids, is lowest. Where specified in the bidding documents, factors such as discounts, transportation costs, and life cycle costs shall be considered in determining which bid is lowest. Payment discounts may only be used to determine low bid when prior experience of the City of Keokuk indicates that such discounts are generally taken.

- (e) Any or all bids may be rejected if there are sound documented business reasons in the best interest of the program.
- D. Procurement by competitive proposals is normally conducted with more than one source submitting an offer, and either a fixed-price or cost-reimbursable type contract is awarded, as appropriate. Competitive proposals are generally used when conditions are not appropriate for the use of sealed bids. If the competitive proposals method is used for procurement under a grant, the following requirements apply:
1. Requests for Proposals shall be publicized and identify all evaluation factors and their relative importance. Any response to publicized requests for proposals shall be honored to the maximum extent practical.
 2. Requests for Proposals shall be solicited from an adequate number of qualified sources.
 3. City of Keokuk shall have a method for conducting evaluations of the proposals received and for selecting awardees.
 4. Awards will be made to the responsible offeror whose proposal will be most advantageous to the procuring party, with price (other than architectural/engineering) and other factors considered. Unsuccessful offerors will be promptly notified in writing.
 5. City of Keokuk may use competitive proposal procedures for qualification-based procurement of architectural/engineering (A/E) professional services whereby competitor's qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. The method, where price is not used as a selection factor, can only be used in the procurement of A/E professional services. It can not be used to procure other types of services (e.g., administration professional services) even though A/E firms are a potential source to perform the proposed effort.
- E. Noncompetitive proposals is procurement through solicitation of a proposal from only one source, or after solicitation from a number of sources, competition is determined inadequate. Noncompetitive proposals may be used only when the award of a contract is infeasible under small purchase procedures, sealed bids (formal advertising), or competitive proposals. Circumstances under which a contract may be awarded by noncompetitive proposals are limited to the following:
1. The item is available from only a single source;
 2. After solicitation of a number of sources, competition is determined inadequate;

3. A public exigency or emergency exists when the urgency for the requirement will not permit a delay incident to competitive solicitation; and
4. The awarding agency (IEDA) authorizes noncompetitive proposals. (Sole source procurement for supplies, equipment, construction, and services valued at \$25,000 or more must have prior approval of the Iowa Economic Development Authority).
- F. City of Keokuk will provide, to the greatest extent possible, that contracts be awarded to qualified small and minority firms, women business enterprises, and labor surplus area firms whenever they are potential sources.
- G. Any other method of procurement must have prior approval of the Iowa Economic Development Authority.

RECYCLED MATERIALS

The City of Keokuk will procure items with the highest percentage of recycled materials practical.

CONTRACT PRICING

- A. The cost plus a percentage of cost and percentage of construction cost method of contracting shall not be used.
- B. City of Keokuk shall perform some form of cost/price analysis for every procurement action, including modifications, amendments or change orders.

PROCUREMENT RECORDS

City of Keokuk shall maintain records sufficient to detail the significant history of procurement, including the rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price. The City of Keokuk shall make technical specifications and procurement documents available for review upon request.

BONDING REQUIREMENTS

Bonding requirements for construction or facility improvement contracts must meet the federal minimum requirements or receive a determination that the federal interest is adequately protected.

Passed and adopted this 7 day of September, 2017.



Thomas D. Marion, Mayor

ATTEST



Jean Ludwig, City Clerk

POLICY ON THE PROHIBITION OF THE USE OF EXCESSIVE FORCE

WHEREAS, the City of Keokuk has received federal funding through the Community Development Block Grant (CDBG) program; and,

WHEREAS, Section 519 of the Department of Veteran Affairs and U.S. Department of Housing and Urban Development, and Independent Agencies Appropriations Act of 1990 requires that all CDBG recipients adopt and enforce a policy to prohibit the use of excessive force by law enforcement agencies within the recipient's jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

WHEREAS, all recipients of CDBG funds are further required to follow a policy of enforcing applicable state and local laws against physically barring entrances or exits to a facility that is the subject of a nonviolent protest demonstration; and

WHEREAS, the City of Keokuk endorses a policy prohibiting the use of excessive force and will inform all law enforcement agencies within its jurisdiction of this policy,

NOW, THEREFORE, BE IT RESOLVED, the City of Keokuk hereby prohibits any law enforcement agency operating within its jurisdiction from using excessive force against any individuals engaged in nonviolent civil rights demonstrations. In addition, the City of Keokuk agrees to enforce any applicable state or local laws against physically barring entrances or exits from a facility or location that is the subject of a non-violent protest demonstration. The City of Keokuk further pledges enforcement of this policy within its jurisdiction and encourages any individual or group who feels that the City of Keokuk has not complied with this policy to file a complaint.

Information and assistance relative to excessive force complaints shall be provided by the Keokuk's Police Department; 1222 Johnson Street; Keokuk, IA 52632; (319) 524-2741.

Adopted by the City of Keokuk this 7 day of September, 2017

Signed Thomas D. Marion
Thomas D. Marion, Mayor
City of Keokuk

EQUAL OPPORTUNITY POLICY STATEMENT


DATE: 9 / 7 / 17

It is the policy of the City of Keokuk to provide equal opportunity to all employees, applicants and program beneficiaries; to provide equal opportunity for advancement of employees; to provide program and employment facilities which are accessible to the disabled and to administer its programs in a manner that does not discriminate against any person because of race, creed, color, religion, sex, national origin, disability, age, familial status, political affiliation or citizenship or sexual orientation.

The Mayor has ultimate responsibility for the overall administration of the affirmative action/equal opportunity program. The total integration of equal opportunity into all parts of personnel and program management is the Mayor's responsibility. The Mayor will review all policies and procedures as they affect equal opportunity and affirmative action and ensure compliance with relevant federal and state statutes.

The right of appeal and recourse is guaranteed by the City of Keokuk. Any person who feels that he or she has been denied employment, participation, representation, or services in any program administered by the City of Keokuk because of race, creed, color, religion, sex, national origin, age, disability, political affiliation, sexual orientation, or citizenship has the right to file an equal opportunity complaint. Information and assistance relative to equal opportunity complaints shall be provided by the mayor, who can be contacted at City Hall.

This Equal Opportunity Policy of the City of Keokuk shall be posted in conspicuous places within the facility, distributed to all employees, contractors and to the persons of all advisory and policy-making groups.



Thomas D Marion, Mayor
City of Keokuk

CODE OF CONDUCT

PURPOSE

The purpose of this Code of Conduct is to ensure the efficient, fair, and professional administration of federal grant funds in compliance with 2 CFR; Part 200.318 and other applicable federal and state standards, regulations, and laws.

APPLICATION

This Code of Conduct applies to all officers, employees, or agents of the City of Keokuk engaged in the award or administration of contracts supported by federal grant funds.

REQUIREMENTS

No officer, employee, or agent of the City of Keokuk shall participate in the selection, award, or administration of a contract supported by federal grant funds, if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

- a) The employee, officer, or agent;
- b) Any member of his/her immediate family;
- c) His/her partner; or
- d) An organization which employs, or is about to employ any of the above; or; has a financial or other interest in the firm selected for award.

The City of Keokuk's officers, employees, or agents shall neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or subcontractors.


FRAUD, WASTE AND ABUSE

The City of Keokuk has zero tolerance for the commission or concealment of acts of fraud, waste, or abuse. All officers, employees, or agents shall notify the (Recipient) of suspected actions. Allegations of such acts will be investigated and pursued to their logical conclusion, including legal action where warranted. Concerns may be reported to the City of Keokuk (319) 524-2050.

REMEDIES

To the extent permitted by federal, state, or local laws or regulations, violation of these standards may cause penalties, sanctions, or other disciplinary actions to be taken against the City of Keokuk's officers, employees, or agents, or the contractors, potential contractors, subcontractors, or their agents.

Passed and adopted this 7 day of September, 2017.



Thomas D. Marion, Mayor

ATTEST:



Jean Ludwig, City Clerk

**PUBLIC NOTICE
AFFIRMATIVE FAIR HOUSING POLICY**

This notice is published pursuant to the requirements of Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with federal assistance, and with Title VIII of the Civil Rights Act of 1968, as amended, which prohibits discrimination in the provision of housing because of race, color, religion, sex, national origin, handicap or familial status.

City of Keokuk, Iowa advises the public that it will administer its assisted programs and activities relating to housing and community development in a manner to affirmatively further fair housing in the sale or rental of housing, the financing of housing and the provision of brokerage services.

City of Keokuk shall assist individuals who believe they have been subject to discrimination in housing through the resources of the Iowa Civil Rights Commission or the U.S. Department of Housing and Urban Development.

City of Keokuk has designated the following (person or office) as the contact to coordinate efforts to comply with this policy. Inquiries should be directed to:

NAME: Jean Ludwig

OFFICE: Keokuk City Hall

ADDRESS: 415 Blondeau Street

CITY/STATE/ZIP CODE: Keokuk, IA 52632

PHONE NUMBER: (319) 524-2050

HOURS: 8:00 AM – 4:30 PM





ITEM NO. 13

CITY OF KEOKUK
CITY COUNCIL AGENDA COMMUNICATION

Today's Date: 9/1/17

Meeting Date: 9/7/17

<p>SUBJECT: Sewer Lining Quote for Mississippi Drive</p>	<p>ACTION REQUIRED:</p> <p><input type="checkbox"/> Ordinance</p> <p><input checked="" type="checkbox"/> Resolution</p> <p><input type="checkbox"/> Approval</p> <p><input type="checkbox"/> Receive/File</p>
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SYNOPSIS	The City requested three quotes to line sewer along Mississippi Drive to address some of the inflow and infiltration issues. Two quotes were received back as one of the companies was not able to line an 18" diameter sewer. Of the two quotes received, one company was not able to line a sewer with a bend in the line. With that being the case, I would recommend going with the company proposing the higher quote, as they are able to perform all the necessary work based on the diameter and the bend in the sewer line.
FISCAL IMPACT	Based on a quote the estimated cost is \$47,760.
RECOMMENDATION	Approve resolution allowing the Mayor to execute a quote with Visu-Sewer of Mason City, Iowa for the lining of the sanitary sewer along Mississippi Drive.

Mandatory Attorney Review Completed: Yes

Responsible City Staff Member(s): *Mark Bousselot*

RESOLUTION NO.

A Resolution to Award a Contract for Sanitary Sewer Lining

WHEREAS, the City requested three quotes for lining the sanitary sewer along Mississippi Drive to eliminate the inflow and infiltration; and

WHEREAS, Only two of the three companies responded with quotes, only one of the three companies responding to the request for quotes was deemed to be able to complete the entire scope of the project, determined through the company's own proposals; and

WHEREAS, as the scope of work can only be completed by one of the two bids received, the City Council hereby determines that only one qualified bidder remains, that being the quote from Visu-Sewer of Mason City, Iowa;

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

That the Contract for lining of the sanitary sewer along Mississippi Drive be awarded to Visu-Sewer of Mason City, Iowa, the lowest qualified bidder who can complete the full scope of the work, for an amount not to exceed \$47,760, and that the Mayor is hereby authorized to execute an agreement with Visu-Sewer therefor.

Mayor – Thomas Marion

Attest – Jean Ludwig



ITEM NO. 14

CITY OF KEOKUK
CITY COUNCIL AGENDA COMMUNICATION

Today's Date: 9/1/17

Meeting Date: 9/7/17

<p>SUBJECT: Engineering Services for Soap Creek Lift Station Modifications</p>	<p>ACTION REQUIRED: <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Approval <input type="checkbox"/> Receive/File</p>
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<p>SYNOPSIS</p>	<p>On August 22, 2017 the City received four proposals for engineering services of the Soap Creek Lift Station. After reviewing all proposals, a recommendation has been made to retain the services of Poepping Stone Bach & Associates (PSBA) of Keokuk, IA to complete the engineering of the Soap Creek Lift Station Modification Project.</p>
<p>FISCAL IMPACT</p>	<p>PSBA has estimated an engineering fee of \$17,300 based on the proposal.</p>
<p>RECOMMENDATION</p>	<p>Approve resolution authorizing the Mayor to execute a contract with PSBA of Keokuk, Iowa for engineering services of the Soap Creek Lift Station Modification Project.</p>

Mandatory Attorney Review Completed: Yes

Responsible City Staff Member(s): *Mark Bousselot*

RESOLUTION NO.

WHEREAS, The City of Keokuk is seeking to modify the Soap Creek Lift Station, including required updates to the facility to keep it operable; and

WHEREAS, on August 22, 2017, the City of Keokuk requested proposals for engineering services for the Soap Creek Lift Station Modification Project; and

WHEREAS, four proposals were received, with Poepping Stone Bach & Associates (PSBA) of Keokuk, Iowa being the lowest responsible bidder.

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

That the Mayor is hereby authorized to execute a contract with Poepping Stone Bach & Associates (PSBA) of Keokuk, IA for engineering services for the Soap Creek Lift Station Modification Project in an amount not to exceed of \$17,300.

Mayor – Thomas Marion

Attest – Jean Ludwig