

AGENDA
CITY COUNCIL MEETING
December 21, 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 December 7, 2017;
 - Minutes of the Safety Committee meeting of December 19, 2017;
 - Receive Council Reports;
 - Resolution approving Liquor licenses – Rascal's Pub & Grub, Inc., 820 Main Street, effective January 2, 2018 – Class C Liquor License with Outdoor Service;
 - Hy-Vee, Inc., 3111 Main Street, effective January 2, 2018 – Class E Liquor Licenses with Sunday Sales;
 - Hy-Vee Holiday Party, 810 Main Street, effective January 13, 2018 – Class C Liquor License;
 - Resolution approving a Urban Revitalization Tax Exemption for the following home owners: Trevor & Jessica Pullinger, 704 High Street, single family dwelling; Ronald & Debra Miller, 1522 Exchange Street, bedroom/bathroom garage addition;
 - Notification of Public Works purchasing of a 2018 F-250 with plow and spreader for the Bridge Department for \$ 39,671.15. This is on the current budget, Carson Ford is the less of three quotes;
 - Appointment of Tom Bryant to the City Planning Commission, term to expire May 14, 2023;
 - Appointment of Tonya Boltz and Doug Matlick to the Keokuk Barge Commission, effective January 1, 2018, term to expire January 1, 2019;
 - Appointment of Doug Ewing to the Keokuk Barge Commission, effective January 1, 2018, term to expire January 1, 2020;
 - Motion to pay the bills and transfers listed within Register No.'s 4969-4971;
7. Consider resolution acknowledging the results of the runoff election in the 5th Ward.
8. Consider resolution awarding a contract with Hempen Mobile Wash of Keokuk in the amount of \$ 17,000 for the first year, \$ 18,000 for the second year and \$ 19,000.00 for the third year for leachate hauling.
9. Consider resolution awarding a two year contract with Thacher Tree Care, of Fort Madison, Iowa at the cost of \$ 750.00 per tree for tree and stump removal; and \$ 125.00 per hour for trimming when tree removal is required.

10. Consider resolution authorizing the filing of an application for Surface Transportation Block Grant (STBG) through Southeast Iowa Regional Planning Commission.
11. Consider resolution setting a public hearing for 6:30 p.m., January 4, 2018 in the City Council Chambers, 415 Blondeau Street, on a proposal from Roquette America, Inc., to rezone Lots 1 through 6, Block 41, Reid's Addition; Lots 1 & 2 from R-2, single family dwelling district to M-2, Heavy Industrial District and Lots 3, 4, 5 & 6 from R-3 two family dwelling to M-2, Heavy Industrial district.
12. Consider resolution approving a Tax Increment Financing Rebate for J4 Properties L.L.C. (James Healthcare), 610-612 Main Street.
13. Motion to approve agreement with Poepping, Stone, Bach, & Associates, Inc. for Professional Services for the Keokuk Riverfront Barge.
14. Consider resolution authorizing filing of an application for the Keokuk Main Street Accessibility Extension project to receive Transportation Alternative Program (TAP) Funds.
15. Consider resolution authorizing filing of an application for the Keokuk Johnson Street Road Accessibility Extension project to receive Transportation Alternative Program (TAP) Funds.
16. Committee Reports (Reports from council representatives).
17. New Business:
18. Adjourn meeting.

MINUTES
CITY COUNCIL MEETING
December 7, 2017
6:30 P.M.

The City Council of the City of Keokuk met in regular session on December 7, 2017 at 6:30 p.m. in the City Council Chambers, 415 Blondeau Street, with Mayor Thomas D. Marion presiding and eight council members present, one absent: Mike O'Connor, Ron Payne, Dan Winn, John Helenthal, Larry Mortimer, Sandy Pollitt, Roger Bryant and Susan Dunek. Mike Moore was 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, and Fire Chief Gabe Rose.

Motion made by O'Connor, Second by Helenthal to approve the following proposed consent agenda. (8) AYES, (0) NAYS. Motion carried.

- Minutes of the regular City Council meeting of November 16, 2017;
- Minutes of the Safety Committee meeting of November 28, 2017;
- Minutes of the Special City Council meeting of November 30, 2017;
- Receive Council Reports;
- **RESOLUTION NO. 358-17:** Approving Liquor licenses – Pizza Hut, Inc., 3338 Main Street, effective December 20, 2017 – Class B Beer (included Wine Coolers) With Sunday Sales;
- **RESOLUTION NO. 359-17:** Approving Liquor License - V's Restaurant & Brewpub Inc., 3461 Main Street, effective January 1, 2018, Class C Liquor Licenses with Sunday Sales and Outdoor Service;
- **RESOLUTION NO. 360-17:** Approving a Urban Revitalization Tax Exemption for the following home owners: James & Jennifer Morgan, 607 N. 20th Street, interior remodel; Dennis & Mary Blickhan, 3030 Sunset Terrace, single family dwelling;
- Notification of Public Works purchasing a 2012 Dodge Ram 5500 Bucket Truck for \$37,950;
- Motion to pay the bills and transfers listed within Register No.'s 4966-4968;

Motion made by Pollitt, second by Helenthal to approve the following proposed **RESOLUTION NO. 361-17:** "A RESOLUTION APPOINTING AARON BURNETT, THE CITY ADMINISTRATOR OF THE CITY OF KEOKUK, IOWA TO SERVE A ONE YEAR TERM TO THE SEIRPC BOARD OF DIRECTORS. THAT TERM EXPIRES JANUARY 1, 2019." (8) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by O'Connor to approve the following proposed **RESOLUTION NO. 362-17**: "A RESOLUTION ACCEPTING A QUOTE FROM KEOKUK CONTRACTORS, INC. IN THE AMOUNT OF \$ 128,441.00 FOR REPAIR OF 2ND AND FULTON STREET SLIDE & SOUTH 7TH CULVERT." (8) AYES, (0) NAYS, (1) ABSTAIN. Motion carried.

Bud Stein from Engineering Studios, Inc. spoke to the Council regarding the following project. Roquette intends to construct an office building on the site, which is currently in the design process.

Motion made by Dunek, Second by O'Connor to approve the following proposed **RESOLUTION NO. 363-17**: "A RESOLUTION WITH A REQUEST FROM ROQUETTE AMERICA, INC. TO REZONE LOTS 1 AND 2, BLOCK 41, REIDS ADDITION, FROM R-2, SINGLE FAMILY DWELLING DISTRICT AND LOTS 3 THROUGH 6, BLOCK 41, REIDS ADDITION, FROM R-3, TWO FAMILY DWELLING DISTRICT TO AN M-2, HEAVY INDUSTRIAL DISTRICT, BE ASSIGNED TO THE CITY PLANNING COMMISSION." (8) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Winn to approve a special events permit for Lake Cooper Foundation for Thursday, August 23 through Sunday, August 26, 2018 for a street fair. (8) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Payne to approve the following proposed **RESOLUTION NO. 364-17**: "A RESOLUTION AUTHORIZING A NOTICE BE SENT TO THE PROPERTY OWNER OF 1027 CEDAR STREET REQUIRING CONNECTION OF THEIR SEWER FACILITIES TO THE PUBLIC SEWER WITHIN SIXTY (60) DAYS." (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, Second by Winn to approve the following proposed **RESOLUTION NO. 365-17**: "A RESOLUTION TO SET A DATE AND TIME FOR BID OPENING AND PUBLIC HEARING PERTAINING TO THE INDIAN HILLS AND RIVER ROAD LIFT STATION PROJECT." (8) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Bryant to approve the following proposed **RESOLUTION NO. 366-17**: "A RESOLUTION APPROVING THE INITIAL READING OF **ORDINANCE NO. 1978** ESTABLISHING THE KEOKUK BARGE COMMISSION."

Roll Call Vote: (8) AYES – O'Connor, Payne, Winn, Helenthal, Mortimer, Pollitt, Bryant and Dunek. (0) NAYS. Motion carried.

Motion made by Bryant, Second by Pollitt to waive the second and third reading of **ORDINANCE NO. 1978** Establishing the Keokuk Barge Commission.

Roll Call Vote: (8) AYES – O’Connor, Payne, Winn, Helenthal, Mortimer, Pollitt, Bryant and Dunek. (0) NAYS. Motion carried.

Motion to adjourn meeting made by Bryant, Second by Helenthal. (8) AYES, (0) NAYS. Motion carried.

Meeting adjourned at 6:43 p.m.

CITY OF KEOKUK
SAFETY COMMITTEE MEETING MINUTES
Tuesday, December 19, 2017
8:30AM

Meeting called to order at 8:35 am.

In Attendance: Tom Marion, Aaron Burnett, Jean Ludwig, Dave Johnson, Mark Boussetot, Ed Ketterer, Bob Weis

Absent: Roger Bryant, Kevin Helmick, John Reiter, Jason Schmitt

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

OLD BUSINESS:

We have not signed the formal training agreement with SCC yet, but should have something in place by January.

Dave Rector from SCC will do a walk-through of all buildings as part of our agreement with them. Burnett will have him look over the Cemetery issues at that time.

Burnett said he will look into what other cities are using for silica policy, and possibly use a version of it, instead of composing a new one.

Hoop building – Boussetot said he has not put out the request for proposals yet. Ketterer ask about lighting in the building as the lights on the end loader are not enough. Boussetot said the quonset hut next door has electricity and we should be able to run it to the hoop building.

Weis and Boussetot said they have figures for the flagpole at Rand Park. It will cost between \$22,000 and \$24,000 to remove the old, install a new, and rebuild the Blue Star Memorial. Since the costs are so high, Boussetot recommends putting it in the next budget as a capital project. The pole itself has damage to it, so it would be a good time to replace it.

Boussetot and the Sewer Maintenance manager evaluated the current respirators. None are compliant. They will have to order new ones before we can proceed with the fit testing.

NEW BUSINESS:

No Company Nurse Reports since last meeting.

No near misses reported that need attention.

Johnson said the new safety glasses do not work for persons that wear glasses, and asked if we could get some that fit over regular glasses.

No update on the mold issue at the Bridge Department.

SET THE DATE for the next meeting: January 23, 2018 at 8:30am in Council Chambers.

MOTION TO ADJOURN by Marion, second by Ketterer. Meeting adjourned at 8:50 am.
Submitted by Jean Ludwig, Safety Committee.

PCT OF FISCAL YTD 50.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE ADMINISTRATION TOTAL	1,346,731.00	81,006.04	595,267.28	44.20	751,463.72
	POLICE UNION TOTAL	1,097,766.00	88,375.72	497,578.49	45.33	600,187.51
	POLICE COMMUNICATIONS TOTAL	56,131.00	4,418.40	25,645.90	45.69	30,485.10
	POLICE RECORDS TOTAL	101,381.00	8,076.90	46,679.28	46.04	54,701.72
	LEE CO NAR TASK FORCE TOTAL	87,627.00	7,436.68	43,420.94	49.55	44,206.06
	GTSB SAFETY GRANT TOTAL	5,058.00	.00	849.86	16.80	4,208.14
	COPS IN SCHOOLS TOTAL	.00	.00	.00	.00	.00
	FLOOD CONTROL TOTAL	31,450.00	372.94	7,710.17	24.52	23,739.83
	FIRE ADMINISTRATION TOTAL	1,051,453.00	40,515.75	522,434.56	49.69	529,018.44
	FIRE PROTECTION TOTAL	1,350,080.00	111,855.73	626,971.16	46.44	723,108.84
	EMERGENCY CORP TOTAL	6,225.00	218.50	6,721.27	107.97	496.27-
	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	59,329.85	188,837.63	30.88	422,602.37
	ANIMAL CONTROL TOTAL	129,938.00	8,141.51	55,232.90	42.51	74,705.10
	HOUSING & URBAN RENEWAL TOTAL	.00	.00	.00	.00	.00
	PUBLIC SAFETY TOTAL	5,875,280.00	409,748.02	2,617,349.44	44.55	3,257,930.56
	STREETS/ROADWAYS TOTAL	.00	.00	.00	.00	.00
	ROADWAY MAINTENANCE/RUT TOTAL	670,712.00	39,244.07	305,147.95	45.50	365,564.05
	STREET LIGHTING TOTAL	217,000.00	23,083.90	70,716.52	32.59	146,283.48
	TRAFFIC LIGHTS TOTAL	28,000.00	2,506.78	96,744.51	345.52	68,744.51-
	SNOW REMOVAL TOTAL	92,770.00	188.17	1,078.17	1.16	91,691.83
	STREET CLEANING TOTAL	38,920.00	5,878.51	14,764.21	37.93	24,155.79
	AIRPORT TOTAL	100,463.00	5,529.28	45,290.49	45.08	55,172.51
	BULK FUEL TOTAL	79,950.00	6,456.37	37,303.30	46.66	42,646.70
	VEHICLE MAINTENANCE TOTAL	234,804.00	16,815.11	106,775.38	45.47	128,028.62
	GENERAL MAINTENANCE TOTAL	.00	.00	.00	.00	.00
	PUBLIC WORKS EQUIP RES TOTAL	.00	.00	.00	.00	.00
	PUBLIC WORKS TOTAL	1,462,619.00	99,702.19	677,820.53	46.34	784,798.47
	LIBRARY TOTAL	522,751.00	36,338.11	221,501.43	42.37	301,249.57
	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	198.15	.00	198.15-
	RIVER MUSEUM TOTAL	13,938.00	149.50	9,027.05	64.77	4,910.95
	GRAND THEATRE TOTAL	84,350.00	16,573.53	39,637.52	46.99	44,712.48
	GRAND THEATRE RESERVE TOTAL	.00	.00	.00	.00	.00
	UNION DEPOT TOTAL	7,900.00	398.33	1,858.38	23.52	6,041.62
	HISTORIC PRESERVATION COM TOTA	.00	.00	.00	.00	.00
	PARKS TOTAL	316,572.00	82,187.39	339,122.35	107.12	22,550.35-
	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	632.76	68,513.06	52.49	62,015.94
	RED CROSS TOTAL	.00	.00	.00	.00	.00

BUDGET REPORT
CALENDAR 12/2017, FISCAL 6/2018

PCT OF FISCAL YTD 50.0%

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	23,922.14	102,038.22	35.13	188,459.78
	PERPETUAL CARE TOTAL	.00	.00	.00	.00	.00
	HOTEL/MOTEL TAX TOTAL	210,000.00	30,000.00	378,140.67	180.07	168,140.67-
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	CULTURE & RECREATION TOTAL	1,585,355.00	190,201.76	1,160,036.83	73.17	425,318.17
	RBEG GRANT TOTAL	.00	.00	136.28	.00	136.28-
	HOUSING & URBAN RENEWAL TOTAL	.00	.00	2,335.57	.00	2,335.57-
	GENERAL ECONOMIC DEVELOP TOTA	.00	162,200.00	225,959.00	.00	225,959.00-
	LHAP GRANT TOTAL	.00	.00	.00	.00	.00
	TARGETED JOBS TAX CREDIT TOTA	.00	4,725.78	174,777.68	.00	174,777.68-
	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	8,654.95	60,973.79	37.29	102,521.21
	FERRO-SIL BUILDING TOTAL	2,550.00	7,811.53	67,618.11	2,651.69	65,068.11-
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	COMMUNITY & ECONOMIC DEV TOTA	166,045.00	183,392.26	531,800.43	320.27	365,755.43-
	MAYOR, COUNCIL, CLERK ADM TOTA	609,164.00	46,460.29	300,242.43	49.29	308,921.57
	DATA PROCESSING TOTAL	19,500.00	175.00	12,208.50	62.61	7,291.50
	PUBLIC WORKS ADMINISTRA TOTAL	349,842.00	61,760.90	173,628.20	49.63	176,213.80
	CONTINGENCY TOTAL	.00	.00	.00	.00	.00
	ELECTIONS TOTAL	12,000.00	7,137.92	7,137.92	59.48	4,862.08
	CITY ATTORNEY TOTAL	5,000.00	.00	16,440.00	328.80	11,440.00-
	MUNICIPAL BUILDING TOTAL	165,300.00	4,593.71	23,771.72	14.38	141,528.28
	GENERAL INSURANCE TOTAL	125,000.00	.00	5,358.00	4.29	119,642.00
	10% SALES TAX/HUMAN DEVEL TOTA	.00	.00	.00	.00	.00
	PUBLIC SERVICE TV TOTAL	1,659.00	.00	398.94	24.05	1,260.06
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	GENERAL GOVERNMENT TOTAL	1,287,465.00	120,127.82	539,185.71	41.88	748,279.29
	DEBT SERV/2016B TOTAL	403,740.00	.00	44,620.00	11.05	359,120.00
	DEBT SERVICE TOTAL	318,000.00	.00	.00	.00	318,000.00
	DEBT SERVICE-2009A SEWER TOTA	.00	.00	250.00	.00	250.00-
	DEBT SERVICE-13D Grand Av TOTA	268,100.00	.00	34,300.00	12.79	233,800.00
	DEBT SERVICE -12 GO BONDS TOTA	100,024.00	.00	12,761.25	12.76	87,262.75
	DEBT SERVICE-2013B Refi 06 TOTA	232,935.00	.00	16,717.50	7.18	216,217.50
	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	250.00	250.00	.00	250.00-
	DEBT SERVICE-2013C Aquati TOTA	284,875.00	.00	17,687.50	6.21	267,187.50
	DEBT SERV/2009D/2010 TOTAL	.00	.00	.00	.00	.00
	DEBT SERV/2016A TOTAL	295,922.00	.00	30,711.25	10.38	265,210.75
	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 12/2017, FISCAL 6/2018

PCT OF FISCAL YTD 50.0%

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	250.00	174,038.50	9.14	1,729,557.50
	FLOODWALL REPAIR PROJECT TOTA	.00	.00	.00	.00	.00
	RIVERFRONT BARGE PROJECT TOTA	.00	.00	.00	.00	.00
	02 SIDEWALK PROGRAM TOTAL	.00	.00	2,975.13	.00	2,975.13-
	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	144.71	4,763.56	.00	4,763.56-
	12 YEAR STREET PROGRAM TOTAL	500,000.00	.00	569,711.99	113.94	69,711.99-
	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	1,100.12	38,032.88	.00	38,032.88-
	CAP PROJECT-MI SSOURI 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
	YEAR END PROFIT HANDLER TOTAL	.00	.00	.00	.00	.00
	CAPITAL PROJECTS TOTAL	500,000.00	1,244.83	615,483.56	123.10	115,483.56-
	WPC MAINTENANCE & OPERATI TOTA	2,415,378.00	121,279.56	1,080,658.13	44.74	1,334,719.87
	INDUSTRIAL PRETREATMENT TOTAL	.00	.00	.00	.00	.00
	SANITARY SEWER MAINTENANC TOTA	1,547,492.00	126,372.84	341,863.49	22.09	1,205,628.51
	CAP PROJ-LIFT STATIONS TOTAL	750,000.00	.00	7,166.51	.96	742,833.49
	STORM SEWER SEPARATION TOTAL	.00	18,218.29	285,947.47	.00	285,947.47-
	GRIT BASIN PROJECT TOTAL	.00	.00	.00	.00	.00
	REFUSE COLLECTION TOTAL	772,476.00	58,222.45	287,880.20	37.27	484,595.80
	LEACHATE CONTROL TOTAL	50,000.00	18,063.00	50,619.67	101.24	619.67-
	MUNICIPAL BRIDGE TOTAL	451,360.00	23,209.82	143,351.72	31.76	308,008.28
	CAP EQUIP/RESV-MUN BRIDGE TOTA	.00	.00	.00	.00	.00
	REGIONAL TRANSIT TOTAL	.00	.00	4,250.00	.00	4,250.00-
	YEAR END PROFIT HANDLER TOTAL	.00	.00	.00	.00	.00
	ENTERPRISE FUNDS TOTAL	5,986,706.00	365,365.96	2,201,737.19	36.78	3,784,968.81
	TOTAL	.00	.00	.00	.00	.00
	TRANSFERS TOTAL	5,820,444.00	.00	.00	.00	5,820,444.00
	TRANSFER TOTAL	.00	.00	2,300,000.00	.00	2,300,000.00-
	NON-PROGRAM GENERAL REV TOTAL	.00	48,421.31	289,036.53	.00	289,036.53-
	YEAR END PROFIT HANDLER TOTAL	.00	.00	.00	.00	.00
	TRANSFER OUT TOTAL	5,820,444.00	48,421.31	2,589,036.53	44.48	3,231,407.47

BUDGET REPORT
CALENDAR 12/2017, FISCAL 6/2018

PCT OF FISCAL YTD 50.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	TOTAL ALL FUNCTIONS	24,587,510.00	1,418,454.15	11,106,488.72	45.17	13,481,021.28

BUDGET REPORT
CALENDAR 12/2017, FISCAL 6/2018

PCT OF FISCAL YTD 50.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	9,339,558.00	773,991.25	4,690,881.96	50.23	4,648,676.04
	ROAD USE TAX TOTAL	1,037,206.00	62,125.86	427,765.71	41.24	609,440.29
	EMPLOYEE BENEFITS TOTAL	1,900,000.00	.00	800,000.00	42.11	1,100,000.00
	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	500,000.00	50.00	500,000.00
	50% SALES TAX-PROP TAX RE TOTA	1,495,000.00	.00	1,000,000.00	66.89	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	166,925.78	403,208.53	.00	403,208.53-
	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	129.16	4,336.74	.00	4,336.74-
	PUBLIC WORKS EQUIP RESERV TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	1,903,596.00	250.00	157,297.50	8.26	1,746,298.50
	CAPITAL PROJECTS TOTAL	500,000.00	1,244.83	615,483.56	123.10	115,483.56-

BUDGET REPORT
CALENDAR 12/2017, FISCAL 6/2018

PCT OF FISCAL YTD 50.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	RIVERFRONT BARGE PROJECT TOTA	.00	.00	.00	.00	.00
	ROQUETTE BUILDING TOTAL	.00	.00	.00	.00	.00
	NON-EXPENDABLE TRUST FUND TOTA	.00	.00	.00	.00	.00
	WPC MAINT & OPERATION TOTAL	3,223,370.00	247,652.40	1,141,834.74	35.42	2,081,535.26
	WATER POL CONTROL RESERVE TOTA	237,000.00	.00	.00	.00	237,000.00
	SEWER MAINTENANCE RESERVE TOTA	252,500.00	.00	261,913.88	103.73	9,413.88-
	WATER POL CONTR CAP PROJ TOTA	.00	.00	.00	.00	.00
	SEWER IMPROVEMENT RESERVE TOTA	1,000,000.00	18,218.29	311,886.98	31.19	688,113.02
	CDBG SWR POINT REPAIR PRJ TOTA	.00	.00	.00	.00	.00
	SOLID WASTE FUND TOTAL	822,476.00	76,285.45	338,499.87	41.16	483,976.13
	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	23,209.82	147,601.72	32.70	303,758.28
	INTERNAL SERVICE FUND TOTAL	.00	48,421.31	289,036.53	.00	289,036.53-
	TOTAL EXPENSES BY FUND	=====	=====	=====	=====	=====
		24,587,510.00	1,418,454.15	11,106,488.72	45.17	13,481,021.28
		=====	=====	=====	=====	=====

REVENUE REPORT
CALENDAR 12/2017, FISCAL 6/2018

PCT OF FISCAL YTD 50.0%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	8,974,731.00	171,191.79	5,094,859.08	56.77	3,879,871.92
	ROAD USE TAX TOTAL	1,250,000.00	.00	642,120.19	51.37	607,879.81
	EMPLOYEE BENEFITS TOTAL	1,966,905.00	.00	967,085.82	49.17	999,819.18
	EMERGENCY TAX LEVY FUND TOTAL	85,190.00	.00	46,282.39	54.33	38,907.61
	SALES TAX - HUMAN DEV TOTAL	140,000.00	.00	59,746.68	42.68	80,253.32
	SALES TAX - INFRASTRUCTUR TOTA	550,000.00	.00	238,986.65	43.45	311,013.35
	50% SALES TAX-PROP TAX RE TOTA	770,000.00	.00	298,733.31	38.80	471,266.69
	TAX INCREMENT FINANCING TOTAL	1,269,916.00	.00	627,823.46	49.44	642,092.54
	ECONOMIC DEVELOPMENT TOTAL	27,000.00	.00	195,083.19	722.53	168,083.19-
	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	82,718.34	1,654.37	77,718.34-
	LIBRARY TRUST FUNDS TOTAL	.00	235.20	11,801.25	.00	11,801.25-
	PUBLIC WORKS EQUIP RESERV TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	1,931,004.00	.00	374,976.08	19.42	1,556,027.92
	CAPITAL PROJECTS TOTAL	.00	.00	475,085.88	.00	475,085.88-

REVENUE REPORT
CALENDAR 12/2017, FISCAL 6/2018

PCT OF FISCAL YTD 50.0%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	RIVERFRONT BARGE PROJECT TOTA	.00	.00	.00	.00	.00
	ROQUETTE BUILDING TOTAL	.00	.00	.00	.00	.00
	NON-EXPENDABLE TRUST FUND TOTA	3,000.00	.00	12,629.63	420.99	9,629.63-
	WPC MAINT & OPERATION TOTAL	4,539,300.00	227,744.60	1,825,471.94	40.21	2,713,828.06
	WATER POL CONTROL RESERVE TOTA	400.00	445.79	445.79	111.45	45.79-
	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	5,321.83	.00	5,321.83-
	CDBG SWR POINT REPAIR PRJ TOTA	.00	.00	.00	.00	.00
	SOLID WASTE FUND TOTAL	761,000.00	64,569.94	313,384.36	41.18	447,615.64
	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	30,636.00	134,436.49	31.26	295,563.51
	INTERNAL SERVICE FUND TOTAL	485,000.00	5,696.51	247,553.20	51.04	237,446.80
	TOTAL REVENUES	=====	=====	=====	=====	=====
		23,188,446.00	500,519.83	11,654,545.56	50.26	11,533,900.44
		=====	=====	=====	=====	=====

TREASURER'S REPORT
CALENDAR 12/2017, FISCAL 6/2018

HOL FUND#	TITLE	LAST REPORT ON HAND	EXPENSES	REVENUE	BALANCE
001	GENERAL	1,657,019.84	773,991.25	171,191.79	1,054,220.38
110	ROAD USE TAX	1,504,340.75	62,125.86	.00	1,442,214.89
112	EMPLOYEE BENEFITS	951,177.07	.00	.00	951,177.07
119	EMERGENCY TAX LEVY FUND	50,069.13	.00	.00	50,069.13
121	SALES TAX - HUMAN DEV	126,592.54	.00	.00	126,592.54
122	SALES TAX - INFRASTRUCT	279,388.88	.00	.00	279,388.88
123	50% SALES TAX-PROP TAX	305,049.49	.00	.00	305,049.49
125	TAX INCREMENT FINANCING	623,706.07	.00	.00	623,706.07
160	ECONOMIC DEVELOPMENT	54,832.36	166,925.78	.00	112,093.42-
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	216,050.88	.00	.00	216,050.88
186	LIBRARY TRUST FUNDS	54,757.66	129.16	235.20	54,863.70
187	PUBLIC WORKS EQUIP RESE	12,800.78	.00	.00	12,800.78
200	DEBT SERVICE	330,190.94	250.00	.00	329,940.94
301	CAPITAL PROJECTS	811,473.96	1,244.83	.00	810,229.13
302	RIVERFRONT BARGE PROJEC	.00	.00	.00	.00
303	ROQUETTE BUILDING	.00	.00	.00	.00
500	NON-EXPENDABLE TRUST FU	456,779.12	.00	.00	456,779.12
610	WPC MAINT & OPERATION	4,392,356.88	247,652.40	227,744.60	4,371,283.04
611	WATER POL CONTROL RESER	95,794.63-	.00	445.79	95,348.84-
612	SEWER MAINTENANCE RESER	882,971.98-	.00	.00	882,971.98-
613	WATER POL CONTR CAP PRO	.00	.00	.00	.00
614	SEWER IMPROVEMENT RESER	668,636.56	18,218.29	.00	650,418.27
617	CDBG SWR POINT REPAIR P	.00	.00	.00	.00
670	SOLID WASTE FUND	120,696.99	76,285.45	64,569.94	108,981.48
671	SOL WAS EQUIP REPLACE R	.00	.00	.00	.00
672	CAP PROJ-REMEDIAL ACTIO	.00	.00	.00	.00
690	MUNICIPAL BRIDGE	2,996,454.04	23,209.82	30,636.00	3,003,880.22
810	INTERNAL SERVICE FUND	1,957.29	48,421.31	5,696.51	40,767.51-
	Report Total	14,719,558.83	1,418,454.15	500,519.83	13,800,458.47

RESOLUTION NO.

WHEREAS, Application has been made by Rascal’s Pub & Grub, Inc., for a Class C Liquor License with Outdoor Service for Rascal’s Pub & Grub, Inc., 820 Main Street;
AND

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

WHEREAS, Such an investigation has been conducted.

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

THAT, Rascal’s Pub & Grub, Inc. has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Liquor License with Outdoor Service for Rascal’s Pub & Grub, Inc., 820 Main Street, effective January 2, 2018 be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 21st day of December, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

RESOLUTION NO.

WHEREAS, Application has been made by Hy-Vee, Inc., for a Class E Liquor License with Sunday Sales for Hy-Vee Food Store, 3111 Main Street; **AND**

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

WHEREAS, Such an investigation has been conducted.

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

THAT, Hy-Vee Inc. has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class E Liquor License with Sunday Sales for Hy-Vee Food Store, 3111 Main Street, effective January 2, 2018 be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 21st day of December, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

RESOLUTION NO.

WHEREAS, Application has been made by Hy-Vee, Inc., for a Class C Liquor License for Hy-Vee Holiday Party for Saturday, January 13, 2018, 810 Main Street; **AND**

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

WHEREAS, Such an investigation has been conducted.

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

THAT, Hy-Vee, Inc. has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Liquor License for Hy-Vee Holiday Party for Saturday, January 13, 2018, 810 Main Street, effective January 13, 2018 be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 21st day of December, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

RESOLUTION NO.

WHEREAS, The City Council of the City of Keokuk has adopted provisions for Urban Revitalization Tax Exemption and;

WHEREAS, Applications have been submitted;

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

An Urban Revitalization Tax Exemption for the following home owners be approved:

- Trevor & Jessica Pullinger, 704 High St., single family dwelling
- Ronald & Debra Miller, 1522 Exchange, bedroom/bathroom addition & garage addition

Passed this 21st day of December, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

December 11, 2017

Honorable Mayor, City of Keokuk
P. O. Box 400
Keokuk, IA 52632

Honorable Mayor:

Please accept this application for urban revitalization tax exemption (as adopted by City Ordinance No. 1716) for my improvement project located at **704 High Street.**

As per the guidelines set forth in Section 404, of the Iowa Code, which deals with applying for an exemption, please find in the succeeding paragraphs the following information:

- Nature of the improvement
- Cost of the improvement
- Estimated date of completion
- Tenants that occupied the owner's building on the April 1, 2001
- Elected exemption as prescribed by ordinance

My project is (describe in detail): **single family dwelling**

The estimated cost of the completed project is **\$100,000.00** and it will be completed on **November, 2017**

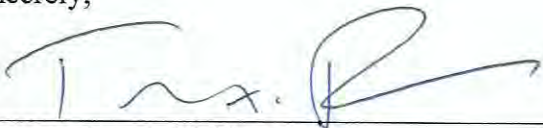
The tenants that now occupy the property are the same tenants that occupied the property on April 1, 2001, or I am the owner-occupant, or:

Because my building is a new building, there were no tenants occupying my building on April 1, 2001.

Upon approval of my application for tax exempt status, the exemption schedule as specified in Section 404.3, subsection 3: ".....qualified real estate is eligible to receive a one-hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years."

I hope you find this application acceptable. Please let me know if you need additional information.

Sincerely,



Property Owner(s) Signature

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: **Trevor & Jessica Pullinger**

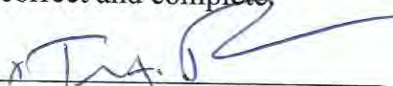
Property Owner Address: **704 High Street**

Address of Residential Property Claimed for Exemption: **704 High Street**

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:
Single Family Dwelling
2. If applicable, describe in detail the reconstruction of existing buildings or structures:
3. Was prior approval given by the City Council for this exemption?
Yes: (by Res. No. _____) No:
4. Estimated costs of the improvements? **\$100,000.00**
5. Estimated or actual date of completion? **November 2017**
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.



Signature of Applicant

Property Owner
Title

12/11/17

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

December 4, 2017

Honorable Mayor, City of Keokuk
P. O. Box 400
Keokuk, IA 52632

Honorable Mayor:

Please accept this application for urban revitalization tax exemption (as adopted by City Ordinance No. 1716) for my improvement project located at **1522 Exchange Street.**

As per the guidelines set forth in Section 404, of the Iowa Code, which deals with applying for an exemption, please find in the succeeding paragraphs the following information:

- Nature of the improvement
- Cost of the improvement
- Estimated date of completion
- Tenants that occupied the owner's building on the April 1, 2001
- Elected exemption as prescribed by ordinance

My project is (describe in detail): **18' x 24' bedroom/bath addition & 28' x 36' garage addition.**

The estimated cost of the completed project is **\$53,000.00** and it will be completed on, **November, 2017.**

The tenants that now occupy the property are the same tenants that occupied the property on April 1, 2001, or I am the owner-occupant, or:

Because my building is a new building, there were no tenants occupying my building on April 1, 2001.

Upon approval of my application for tax exempt status, the exemption schedule as specified in Section 404.3, subsection 3: ".....qualified real estate is eligible to receive a one-hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years."

I hope you find this application acceptable. Please let me know if you need additional information.

Sincerely,

Ronald E. Miller Debra S. Miller
Property Owner(s) Signature

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: **Ronald & Debra Miller**

Property Owner Address: **1522 Exchange Street**

Address of Residential Property Claimed for Exemption: **1522 Exchange Street**

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:
18' x 24' bedroom/bathroom addition, 28' x 36 garage addition
2. If applicable, describe in detail the reconstruction of existing buildings or structures:
3. Was prior approval given by the City Council for this exemption?
Yes: (by Res. No. _____) No:
4. Estimated costs of the improvements? **\$53,000.00**
5. Estimated or actual date of completion? **November 2017**
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.

Ronald E. Miller
Signature of Applicant

Property Owner
Title

12/13/17
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 DECEMBER 21, 2017.

REGISTER NO. 4969

AHLERS & COONEY, P.C.	PROFESSIONAL SERVICES	\$ 1,507.00
BEARING HEADQUARTERS CO.	PARTS	\$ 57.50
KEOKUK MUNICIPAL WATER WORKS	SEWER/GARBAGE BILLING	\$ 1,865.00
GATE CITY PUBLISHING	PUBLICATIONS	\$ 770.54
KEOKUK TERMITE & PEST CONTROL	PEST CONTROL	\$ 372.50
HARTRICK'S LUMBER	SUPPLIES	\$ 98.59
ERIC E. SUTER	SERVICE CALL/EQUIPMENT	\$ 173.00
KRICHEL'S ANIMAL HOSPITAL	SERVICE ANIMAL CONTROL	\$ 18.00
KEOKUK HOMESTORE	SUPPLIES	\$ 7.26
RIVER CITY PARTS, INC.	PARTS	\$ 287.95
LAWSON PRODUCTS, INC.	SUPPLIES	\$ 228.60
KERR FABRICATORS, INC.	PARTS/SUPPLIES	\$ 313.70
S. J. SMITH WELDING SUPPLY	TANK RENTAL	\$ 90.98
IDEAL READY MIX COMPANY, INC	CONCRETE	\$ 201.00
MEYERS DRIVEWAY & SEPTIC TANK	RENTAL/PORTABLE TOILETS	\$ 75.00
ELECTRONIC APPLICATIONS CO.INC	EQUIPMENT FOR NEW POLICE CAR	\$ 2,586.27
PITNEY BOWES INC.	LEASE AGREEMNT	\$ 370.59
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$ 708.22
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$ 717.59
ALLIANT	ELECTRIC BILL	\$ 19,710.22
ENVIRONMENT RESOURCE ASSOCIATE	LAB SUPPLIES-WPC	\$ 300.46
VISION SERVICE PLAN	VISION COVERAGE	\$ 3,237.16
CENTURY LINK	SERVICE	\$ 1,103.65
GREAT RIVER REGIONAL WASTE	INTEGRATED WASTE SERVICES	\$ 21,115.20
TRUCK REPAIR, INC	PARTS	\$ 228.25
IOWA COMMUNICATIONS NETWORK	SERVICE KEOKUK PUBLIC LIBRARY	\$ 12.90
MODJESKI & MASTERS, INC.	PROFESSIONAL SERVICE	\$ 7,692.81
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$ 316.10
RESERVE ACCOUNT	REFILL POSTAGE	\$ 500.00
KEOKUK CONTRACTORS, INC	CONCRETE WORK JOB#9346	\$ 3,500.00
GOODYEAR AUTO SERVICE CENTER	WHEEL ALIGNMENT	\$ 54.95
HUFFMAN MACHINE & WELDING, INC	SUPPLIES/PARTS	\$ 333.55
ENDERLE HEATING & A/C COMPANY	PARTS/LABOR	\$ 577.65
HILL PRINTING	OFFICE SUPPLIES	\$ 1,114.65
FISHER SCIENTIFIC	LAB SUPPLIES	\$ 1,545.60
KEOKUK AREA CONVENTION AND	HOTEL/MOTEL SUPPORT FY17-18	\$ 30,000.00
SHOTTENKIRK, INC	PARTS	\$ 38.09
CALDWELL COMPANY	NAME PLATES	\$ 54.00
YOUNGGREN SHOES	WORK BOOTS	\$ 240.00
LEE COUNTY AUDITOR	REGULAR CITY ELECTION 11/7/17	\$ 7,137.92
MPH INDUSTRIES, INC	RADAR BRACKET	\$ 102.37

REGISTER NO. 4970

NIEMANN FOODS, INC./ACE	SUPPLIES	\$ 187.23
SIMPLEXGRINNEL	PARTS/LABOR	\$ 582.50
CHEMSEARCH	SUPPLIES	\$ 235.63
U.S. CELLULAR	CELL PHONE SERVICE	\$ 480.14
FASTENAL COMPANY	PARTS/SUPPLIES	\$ 45.20
VISA	CARD SERVICES	\$ 371.72
JAMES K. NEFF	LABOR	\$ 110.00
REXCO EQUIPMENT, INC	PARTS	\$ 445.16
POEPPING, STONE, BACH ASSOC.	ENGINEERING FEES	\$ 5,957.50
VISION INDUSTRIAL SALES, INC.	SUPPLIES/FREIGHT WPC	\$ 243.40
TRAVIS S. SCHULTE	CEMETERY LABOR	\$ 375.00
BOOKPAGE	ANNUAL SUBSCRIPTION @ LIBRARY	\$ 324.00
KEOKUK FARM & HOME SUPPLY	SUPPLIES	\$ 304.97
PAUL S. KELLY SR.	PARTS	\$ 140.00
XEROX CORPORATION	LEASE AGREEMNT	\$ 312.52
WAL-MART COMMUNITY/GEGRB	LIBRARY SUPPLIES	\$ 329.09
POLYDYNE, INC.	POLYMER - WPC	\$ 4,278.00
O'REILLY AUTOMOTIVE INC.	PARTS	\$ 2,616.69
PETERS HEATING & AIR	LABOR/PARTS @ GRAND THEATER	\$ 1,327.24
SYNCB/AMAZON	CARD SERVICES	\$ 513.12
MEDIACOM	SERVICES	\$ 102.85
ELECTRONIC ENGINEERING	HANDHELD RADIOS	\$ 750.00
SERVICEMASTER OF FT.MADISON	JANITORIAL SERVICE @ POLICE PD	\$ 429.92
CARPENTER UNIFORM CO.	UNIFORM SUPPLIES PD	\$ 347.56
LEXISNEXIS RISK SOLUTIONS	SERVICES	\$ 122.97
MARTIN SULLIVAN, INC.	EQUIPMENT REPAIR	\$ 2,839.00
QC ANALYTICAL SERVICES, LLC	TOTAL FECAL MPN WPC	\$ 405.00
EMPLOYEE BENEFIT SYSTEMS	HEALTH INSURANCE	\$ 178,195.12
KATHIE MAHONEY	REIMBURSE OFFICE SUPPLIES	\$ 13.90
BRITE-WAY WINDOW SERVICE	SERVICE KEOKUK PUBLIC LIBRARY	\$ 12.00
HEMPEN INDUSTRIAL SERVICES,INC	LEACHATE HAULING	\$ 18,063.00
MIDWEST JANITORIAL SERVICE,INC	JANITORIAL SERVICE @ LIBRARY	\$ 1,061.94
TWITCHELL CONSTRUCTION, INC.	LABOR/MATERIALS	\$ 10,648.54
KEOKUK VETERINARY HOSPITAL	ANIMAL SERVICES	\$ 103.00
SEITHER & CHERRY CO.	LABOR/EQUIPMENT CHARGE	\$ 423.95
MACQUEEN EQUIPMENT, INC.	REPAIRS	\$ 484.06
TWO RIVERS VETERINARY CENTER	ANIMAL SERVICES	\$ 447.50
GEOTECHNICS SOIL & MATERIAL	ENGINEERING FEES	\$ 7,000.00
WEST CENTRAL FS INC.	BULK FUEL	\$ 16,116.12
TREAT AMERICA	MEAL FEE ILEA	\$ 1,508.40
INTERSTATE BATTERIES OF	BATTERIES	\$ 335.85
VERIZON WIRELESS	SERVICES	\$ 442.03
IOWA LAW ENFORCEMENT ACADEMY	RECERTIFICATION	\$ 50.00
OVIVO USA, LLC	PARTS	\$ 552.84
KOHLMORGAN HAULING	WASTE MANAGEMENT	\$ 97.80

REGISTER NO. 4971

NFPA	NFPA MEMBERSHIP DUES	\$ 175.00
THERMO FISHER SCIENTIFIC	LAB SUPPLIES	\$ (27.90)
TREMCO PRODUCTS INC.	VEHICLE ANTI THEFT SYSTEM	\$ 112.90
RNJ'S DISTRIBUTION INC.	WATER + FUEL SURCHARGE	\$ 22.80
CARL MORGAN	SECURED PROPERTIES	\$ 85.00
LIBERTY UTILITIES MIDSTATES	SERVICES	\$ 8,757.59
JETCO, INC.	SERVICE/LABOR/MILEAGE @ WPC	\$ 4,147.20
INTERSTATE BILLING SERVICE, INC	PARTS	\$ 305.22
LYNCH DALLAS, PC.	PROFESSIONAL SERVICES	\$ 1,648.00
JIM DAVIDSON	CLEAN/HAUL VARIOUS PROPERTIES	\$ 475.00
JEFFREY JOE HERR	DEMO SERVICES	\$ 15,200.00
GRAPHIC EQUIPMENT CORPORATION	PARTS	\$ 3,032.92
CINTAS CORPORATION #342	UNIFORM SERVICES	\$ 1,426.05
NORTH CEDAR SOUTH, LLC	RECYCLE PICK UP	\$ 40.00
LIGHTEDGE SOLUTIONS INC	SOFTWARE/LICENSE/MONITORING	\$ 2,765.53
TSS	DRUG TESTING SERVICES	\$ 490.00
GAMETIME	PLAYGROUND EQUIPMENT	\$ 41,401.34
KEOKUK MILLS, LLC	TARGETED JOBS TAX CREDIT	\$ 4,725.78
ICONNECTYOU	SERVICES	\$ 250.00
THOMSON REUTERS	WEST INFORMATION CHARGES	\$ 523.95
QUINCY MEDICAL GROUP	MEDICAL SERVICES	\$ 75.00
WONDERWARE MIDWEST	SUPPORT RENEWAL	\$ 2,340.00
CODY SCHLUETER	REIMBURSE	\$ 20.00
EASTERN IOWA TIRE-BURLINGTON	TIRES/PARTS	\$ 398.00
EQUIPMENT MANAGEMENT COMPANY	FIRE EQUIPMENT/TOOLS	\$ 1,002.00
FRY PARK & PLAYGROUND	PLAYGROUND EQUIPMENT	\$ 285.42
NATHAN DESPAIN	CLOTHING ALLOWANCE	\$ 900.00
IOWA FIRE MARSHALS ASSOCIATION	MEMBERSHIP DUES	\$ 50.00
GARY OR JOAN WOOD	OVERPAID DISINTERMENT FEE	\$ 100.00
		\$ 459,824.08

RESOLUTION NO.

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

THAT, the Abstract of Votes for the December 5, 2017 Run-off election for Council Member, Ward 5 from the Lee County Auditor be acknowledged.

MOVED BY:

SECONDED BY:

Passed this 21th day of December, 2017.

ROLL CALL:

AYES -

NAYS -

ABSENT –

THOMAS D. MARION, MAYOR

ATTEST: _____

JEAN LUDWIG, CITY CLERK

STATE OF IOWA
ABSTRACT OF VOTES

Lee County, Iowa

We, the undersigned Members of the Board of Supervisors and ex-officio County Board of Canvassers for this County, do hereby certify the following to be a true and correct abstract of the votes cast in this County at the 2017 Lee County City Runoff Election held on the 5th day of December, 2017, as shown by the tally lists returned from the several election precincts.

Council Member, Ward 5
Lee

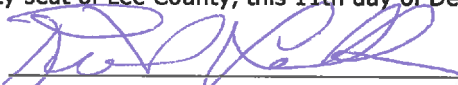
Michael J. Greenwald	Received eighty-seven (87) votes
Steve Rairden	Received thirty-four (34) votes
Candidate Total	One hundred twenty-one (121) votes
SCATTERING	Zero (0) votes
TOTAL	One hundred twenty-one (121) votes

We therefore declare:

Michael J. Greenwald duly elected for the office of Council Member, Ward 5 for the term of 4 years.

IN TESTIMONY WHEREOF, we have hereunto set our hands and caused to be affixed the seal of this county by the Clerk of the Board of Supervisors.

Done at Fort Madison the county seat of Lee County, this 11th day of December, 2017.



Chairperson

Don Humald

(Seal)







Attest:



County Auditor and Clerk of the Board of Supervisors

Members of the Board
of Supervisors and
ex-officio County
Board of Canvassers



ITEM NO. 8

CITY OF KEOKUK
CITY COUNCIL AGENDA COMMUNICATION

Today's Date: 12/19/17 Meeting Date: 12/21/17

SUBJECT: Award of Contract for Leachate Hauling	ACTION REQUIRED: <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Approval <input type="checkbox"/> Receive/File
--------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SYNOPSIS	<p>Three (3) quotes were received on Tuesday, December 5, 2017 at 4:00 P.M. for leachate hauling for a period of one year or three years beginning January 1, 2018 (see attached). This year the contractors were asked to bid leachate hauling for a one year contract or a three year contract in hopes of getting more competitive bids. The low bid was submitted by Hempen Mobile Wash of Keokuk in the amount of \$17,000 for the first year, \$18,000 for the second year and \$19,000 for the third year.</p> <p>I would therefore recommend that the council consider the attached resolution awarding the Leachate Hauling contract to Hempen Mobile Wash of Keokuk, IA in the amounts shown above.</p>
FISCAL IMPACT	<p>1st Year \$17,000 2nd Year \$18,000 3rd Year \$ 19,000</p>
RECOMMENDATION	Review and Approve.

Mandatory Attorney Review Completed: Yes

Responsible City Staff Member(s): Mark Boussetot *MB*

RESOLUTION NO.

WHEREAS quotes were received on December 5, 2017 from three companies to haul leachate from the City of Keokuk North Landfill and

WHEREAS the low quote was submitted by Hempen Mobile Wash Industrial Service, Inc. of Keokuk, IA

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that a three year contract be awarded to Hempen Mobile Wash Industrial Service, Inc. of Keokuk, Iowa who submitted the lowest quote in the amount of \$17,000 for the first year; \$18,000 for the second year; and \$19,000 for the third year for leachate hauling from the City of Keokuk North Landfill.

Mayor – Thomas Marion

Attest – Jean Ludwig



ITEM NO. 9

CITY OF KEOKUK
CITY COUNCIL AGENDA COMMUNICATION

Today's Date: 12/19/17 Meeting Date: 12/21/17

SUBJECT: Award of Contract for Tree Removal	ACTION REQUIRED: <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Approval <input type="checkbox"/> Receive/File
----------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SYNOPSIS	One (1) quote was received on Tuesday, December 5, 2017 at 4:00 P.M. for Tree Removal for a period of two years beginning January 1, 2018. The quote was submitted by Thacher Tree Care of Fort Madison in the amount of \$750 for complete tree removal including stump removal and \$125 an hour for trimming of trees that are not completely removed. I would therefore recommend that the council consider the attached resolution awarding the Tree Removal contract to Thacher Tree Care of Fort Madison, IA in the amounts shown above.
FISCAL IMPACT	\$750 Tree and Stump Removal \$125/hour for tree trimming
RECOMMENDATION	Review and Approve.

Mandatory Attorney Review Completed: Yes

Responsible City Staff Member(s): Mark Boussetot *MB*

RESOLUTION NO.

WHEREAS a quote was received on December 5, 2017 for Tree and Stump Removal within the City of Keokuk

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that a two year contract commencing on January 1, 2018 be awarded to Thacher Tree Care, of Fort Madison Iowa at a cost of \$750 per tree for tree and stump removal; and \$125 per hour for trimming when tree removal is not required.

Mayor – Thomas Marion

Attest – Jean Ludwig



ITEM NO. 10

CITY OF KEOKUK
CITY COUNCIL AGENDA COMMUNICATION

Today's Date: 12/18/17 Meeting Date: 12/21/17

SUBJECT: Authorize the filing of an application for Surface Transportation Block Grant (STBG) through Southeast Iowa Regional Planning Commission.

ACTION REQUIRED:

- Ordinance
- Resolution
- Approval
- Receive/File

SYNOPSIS	Authorize the filing of an application for Surface Transportation Block Grant (STBG) through Southeast Iowa Regional Planning Commission for resurfacing Palean Street from 7 th through 18 th .
FISCAL IMPACT	The Grant application total is estimated at \$861,190. The grant requires a 20% local match of \$172,238.
RECOMMENDATION	I would recommend that the Council approve the attached resolution for the authorization of the filing of an application for Surface Transportation Block Grant (STBG) through Southeast Iowa Regional Planning Commission.

Mandatory Attorney Review Completed: _____ Yes _____

Responsible City Staff Member(s): Mark Boussetot *MB*

RESOLUTION NO.

WHEREAS, The City of Keokuk is authorizing Southeast Iowa Regional Planning Commission to file an application with the Iowa Department of Transportation (IDOT) for Surface Transportation Project (STP) funds for resurfacing of Palean Street 7th through 18th and;

WHEREAS, The City of Keokuk (hereafter City) needs to resurface Palean Street, and;

WHEREAS, funds are available under this program administered by the Iowa Department of Transportation, and;

WHEREAS, in order to avail itself of possible receipt of funds pursuant to any grant under said program, an application must be filed by the City of Keokuk, and;

WHEREAS, the filing of the application is in the best interest of the citizens of the City of Keokuk, and should be approved;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, THAT, the City of Keokuk authorize the filing of an application for Transportation Enhancement Funds, pledge a 20% local match in the amount of \$172,238, and agree to serve as the Sponsoring Agent. The Sponsoring Agent shall maintain, or cause to be maintained, the complete improvements in a manner acceptable to the IDOT and the Federal Highway Administration, and hereby authorizes the Director of Public Works to submit an application for funding the improvements through Southeast Iowa Regional Planning Commission.

Mayor – Thomas Marion

Attest – Jean Ludwig



ITEM NO. 11

CITY OF KEOKUK

CITY COUNCIL AGENDA COMMUNICATION

Today's Date: December 19, 2017 Meeting Date: December 21, 2017

SUBJECT: Set public hearing for rezoning request from Roquette America, Inc.

ACTION REQUIRED:

- Ordinance
- Resolution
- Approval
- Receive/File

SYNOPSIS	Roquette America, Inc has requested that Lots 1 through 6, Block 41, Reid's addition be rezoned to M-2 Heavy Industrial. The property abuts South 7 th Street and is between B & C Streets.
FISCAL IMPACT	Publication and recording fees.
RECOMMENDATION	City Planning Commission reviewed and recommend approval on December 18, 2017.

Mandatory Attorney Review Completed: _____

Responsible City Staff Member(s): Pam Broomhall

RESOLUTION NO.

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

THAT a public hearing be scheduled for 6:30 p.m., January 4, 2018 in the City Council Chambers, 415 Blondeau Street, on a proposal from Roquette America Inc., to rezone Lots 1 through 6, Block 41, Reid's Addition; Lots 1 & 2 from R-2, single family dwelling district to M-2, Heavy Industrial District and lots 3, 4, 5 & 6 from R-3 two family dwelling to M-2, Heavy Industrial district.

Passed this 21st day of December, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

RESOLUTION NO.

WHEREAS, The City Council of the City of Keokuk has adopted provisions for Downtown Urban Renewal Plan and;

WHEREAS, Application has been submitted;

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

A Tax Increment Financing Rebate for the following business be approved:

- **J4 Properties L.L.C (James Healthcare), 610-612 Main Street**

Passed this 21st day of December, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

**CITY OF KEOKUK
TAX INCREMENT FINANCING REBATE PROGRAM
DOWNTOWN URBAN RENEWAL PLAN**

Date: December 18, 2017

Prior Approval for
Intended Improvements

Approval of Improvements
Completed

Address of Property: 610-612 Main Street

Legal Description or Property ID: Original City of Keokuk, East 20' of Lot 3, Block 93
and Original City of Keokuk, West 20' of East 40' of Lots 3 Block 93

Title Holder or Contract Buyer: J4 Properties L.L.C

Address of Owner (if different from above): 414 Orleans Avenue, Keokuk, IA 52632

Phone Number (daytime): 319-524-3339

Existing/prior Property Use: Retail and storage

Proposed/Current Property Use: Doctors office/health clinic

Nature of Improvement: New Construction Addition General improvement/Alteration

Specify: Reconstruct front of buildings, construct opening between buildings,
reconfigure partition walls, general rehab of buildings and building utilities.

Estimated Starting Date: June 2017

Estimated or Actual Date of Completion: December 2017

Estimated or Actual Costs of Improvements: ~~80,000~~ 250,000


Property owner signature

12-19-17
Date

**SHORT FORM OF AGREEMENT
BETWEEN OWNER AND ARCHITECT/ENGINEER
FOR
PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of December 07, 2017 (“Effective Date”) between

The City of Keokuk, Iowa (“Owner”)

and Poepping, Stone, Bach, & Associates, Inc. (“Architect/Engineer”)

Architect/Engineer agrees to provide the services described below to Owner for The Keokuk Service Barge (“Project”).

Description of Architect/Engineer’s Services:

SEE 1) ATTACHMENT A – Keokuk Service Barge, dated December 07, 2017; and

2) Ashton Engineering Proposal, dated December 05, 2017

Owner and Architect/Engineer further agree as follows:

1.01 Basic Agreement

A. Architect/Engineer shall provide, or cause to be provided, the services set forth in this Agreement, and Owner shall pay Architect/Engineer for such Services as set forth in Paragraph 9.01.

2.01 Payment Procedures

A. *Preparation of Invoices.* Architect/Engineer will prepare a monthly invoice in accordance with Architect/Engineer’s standard invoicing practices and submit the invoice to Owner.

B. *Payment of Invoices.* Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Architect/Engineer for services and expenses within 30 days after receipt of Architect/Engineer’s invoice, the amounts due Architect/Engineer will be increased at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, Architect/Engineer may, without liability, after giving seven days written notice to Owner, suspend services under this Agreement until Architect/Engineer has been paid in full all amounts due for services, expenses, and other related charges. Payments will be credited first to interest and then to principal.

3.01 Additional Services

A. If authorized by Owner, or if required because of changes in the Project, Architect/Engineer shall furnish services in addition to those set forth above.

B. Owner shall pay Architect/Engineer for such additional services as follows: For additional services of Architect/Engineer’s employees engaged directly on the Project an amount equal to the cumulative hours charged to the Project by each class of Architect/Engineer’s employees times standard hourly rates for each applicable billing class; plus reimbursable expenses and Architect/Engineer’s consultants’ charges, if any.

C. Owner shall pay Architect/Engineer administrative cost totaling 10% of subconsultant fees.

4.01 Termination

A. The obligation to provide further services under this Agreement may be terminated:

1. For cause,

a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement’s terms through no fault of the terminating party.

b. By Architect/Engineer:

1) upon seven days written notice if Architect/Engineer believes that Architect/Engineer is being requested by Owner to furnish or perform services contrary to Architect/Engineer's responsibilities as a licensed professional; or

2) upon seven days written notice if the Architect/Engineer's services for the Project are delayed or suspended for more than 90 days for reasons beyond Architect/Engineer's control.

3) Architect/Engineer shall have no liability to Owner on account of such termination.

c. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under paragraph 4.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its failure and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon the receipt of notice by Architect/Engineer.

B. The terminating party under paragraphs 4.01.A.1 or 4.01.A.2 may set the effective date of termination at a time up to 30 days later than otherwise provided to allow Architect/Engineer to demobilize personnel and equipment from the Project site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.

5.01 Controlling Law

A. This Agreement is to be governed by the law of the state in which the Project is located.

6.01 Successors, Assigns, and Beneficiaries

A. Owner and Architect/Engineer each is hereby bound and the partners, successors, executors, administrators, and legal representatives of Owner and

Architect/Engineer (and to the extent permitted by paragraph 6.01.B the assigns of Owner and Architect/Engineer) are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

B. Neither Owner nor Architect/Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

7.01 General Considerations

A. The standard of care for all professional architectural/engineering and related services performed or furnished by Architect/Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Architect/Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Architect/Engineer's services. Architect/Engineer and its consultants may use or rely upon the design services of others, including, but not limited to, contractors, manufacturers, and suppliers.

B. Architect/Engineer shall not at any time supervise, direct, or have control over any contractor's work, nor shall Architect/Engineer have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, for safety precautions and programs incident to a contractor's work progress, nor for any failure of any contractor to comply with laws and regulations applicable to contractor's work.

C. Architect/Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between Owner and such contractor.

D. Architect/Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any contractor's agents or employees or any other persons (except Architect/Engineer's own employees) at the Project site or otherwise furnishing or performing any of construction work; or for any decision made on interpretations or clarifications of the construction contract given by Owner without consultation and advice of Architect/Engineer.

E. The general conditions for any construction contract documents prepared hereunder are to be the "Standard General Conditions of the Construction Contract" as prepared by the Architect/Engineer's Joint Contract Documents Committee (No. C-700, 2002 Edition).

F. All design documents prepared or furnished by Architect/Engineer are instruments of service, and Architect/Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed.

G. To the fullest extent permitted by law, Owner and Architect/Engineer (1) waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project, and (2) agree that Architect/Engineer's total liability to Owner under this Agreement shall be limited to \$50,000 or the total amount of compensation received by Architect/Engineer, whichever is greater.

H. The parties acknowledge that Architect/Engineer's scope of services does not include any services related to a Hazardous Environmental Condition (the presence of asbestos, PCBs, petroleum, hazardous substances or waste, and radioactive materials). If Architect/Engineer or any other party encounters a Hazardous Environmental Condition, Architect/Engineer may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until Owner: (i) retains appropriate specialist consultants or contractors to identify and, as appropriate, abate, remediate, or remove the Hazardous Environmental Condition; and (ii) warrants that the Site is in full compliance with applicable Laws and Regulations.

8.01 Total Agreement

A. This Agreement (consisting of pages 1 to 4 inclusive together with any expressly incorporated appendix), constitutes the entire agreement between Owner and Architect/Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

9.01 Payment (Lump Sum Basis)

A. Using the procedures set forth in paragraph 2.01, Owner shall pay Architect/Engineer as follows:

A fee based on 9% of total construction cost + Ashton Engineering fees estimated at \$15,000.00

B. The Architect/Engineer's compensation is conditioned on the time to complete design in _____ 32 months. Should the time to complete construction be extended beyond this period, total compensation to Architect/Engineer shall be appropriately adjusted.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

OWNER:

ARCHITECT/ ENGINEER:

By: _____

By: 
Martin E. Meyer, AIA

Title: _____

Title: Vice President of Architecture

Date Signed: _____

Date Signed: 12.6.17

License or Certificate No. and State IA # 07170

Address for giving notices:

Address for giving notices:

Keokuk City Hall

Poepping, Stone, Bach & Associates, Inc.

415 Blondeau Street

P.O. Box 817

Keokuk, IA 52632

Keokuk, IA 52632

ATTACHMENT A

City of Keokuk

Keokuk Service Barge

Project Description/Intent:

The concept/objective of this project is to create an economic development vehicle for the riverfront of Keokuk. The scope of the work is yet to be determined by a city commission that will oversee the progression and outcome of this development and to report to the City Council.

Scope of Services:

PSBA, with subconsultants, Ashton Engineering and Design Mechanical, will provide Architectural and Engineering services for the scope-of-work to be determined. We will act as facilitators to provide the services needed to complete the scope-of-work as desired and directed by the commission for the fee stated in the Agreement. We will consult with the necessary waterway regulators, and Commission members and stakeholders, provide vital updates on scope and cost to determine the best course of action and recommend a project to complete established goals.

Corp of Engineers Permitting and Site Design:

There will need to be preliminary engineering and consultation to secure the barge prior to the spring river rise. That initial work will lead to a bidding document to include but not be limited to mooring, site access, and shore bridge abutments.

Survey:

The survey already complete by our Registered Land Surveyors was limited to the parking and access areas to determine accessible routes on flexible bridges to the barge. The survey documented data required to complete this project.

The construction drawings provided are not true "As-Built" drawings that indicate the total story of changes, renovations, and improvements to the barge over its history. Our team of Architects and Engineers will need to provide onsite barge condition survey time to document what is in this barge complex currently.

Design Development Package:

The Design Development Package is a necessary stopping point for the A/E to present each and all of the materials and building systems and their quantities that are to be used in the project. This scope will be assessed, and the Opinion of Probable Cost will be presented. At the end of this phase of the process the Owner should understand what is to be included in the final project.

Construction Documents:

Upon the approval of the considered project by the Stakeholders, PSBA will create Construction/Bidding Documents. The documents will provide necessary plans, elevations, details, schedules, and notes for a complete project. The resulting documents will be suitable to obtain competitive bids.

Construction Monitoring:

Upon approval of the construction documents by the City, PSBA will assist with advertising for bids, will review the bids, make recommendation of award, and assist the City in awarding a contract. Once a contract is awarded, PSBA will review shop drawings, provide limited construction observation during critical construction activities such as placement of concrete, review pay requests, and conduct a final inspection of the completed work.

ASHTON ENGINEERING

2831 E. Pleasant • Davenport, IA 52803
Cell: 563.468.1907

December 5, 2017

Mr. Martin Meyer
PSBA
martinm@psba.com
100 South 54th St.
P.O. Box 709
Quincy, IL 62306

Mr. Terry G. Knobe
PSBA
tknobe@psba.com
3523 Main St. P.O. Box 817
Keokuk, IA 52632

Re: Keokuk Barge Development- Professional Services- Ashton Engineering

Dear Mr. Mr. Meyer & Mr. Knobe:

Attached is the Normal Rate Schedule, which is applicable to this project.

Also attached is the estimate for the professional services we anticipate you will need at this time.

There are miscellaneous charges related to river stage frequencies and durations, which will be invoiced to Keokuk. All charges after 1 January 2018, professional services will be invoiced to PBSA with payment due in 30 days.

If you have any questions, please call.



William D. Ashton
Professional Engineer

Cc Aaron Burnett
City Administrator
City of Keokuk
415 Blondeau Street
Keokuk, IA 52632

KEOKUK- SERVICE BARGES- ASHTON ENGINEERING

Estimate of Professional Services

Research Barge Drawings of original design To determine internal framing	3 @ 150_____	450.
Calculate stream flow and misc. forces on Barges needed to design mooring	6 @ 150_____	900.
Design 'C' kevel connection between Barge and Cells	12 @ 150_____	1800.
Drawing details of cell to Barge connection	8 @ 80_____	640.
Research details of barge/access ramp connections & determine damage to connections by Newt M.	4 @ 150_____	600.
Design corrective action to barge/ramp connection	6 @ 150_____	900.
Design modification to landward end of ramps to change from pin to roller and corrective action	8 @ 150_____	1200.
Drawing details of ramp connections	8 @ 80_____	640.
Design concept for land concrete abutment for ramps	12 @ 150_____	1800.
Drawing details for land concrete	10 @ 80_____	800.
Research details for utilities	6 @ 150_____	900.

Sub total \$10630.

Site Review of damage to Connections	12 @ 150_____	1800.
Senior Technician	12 @ 80_____	960.

Subtotal \$ 2760.

<u>Expenses</u>		
Mileage	200 @ .56	112.
Motel		200.
Per Diem		100.

Subtotal 412.

Total Budget= \$13802.

Use \$15000.

ASHTON ENGINEERING

Normal Rate Schedule

Professional Engineer (Ashton)	150/hr.
Professional Engineer	120/hr.
Senior Engineering Technician (Schnell)	80/hr.
Engineering Technician	60/hr.
Clerical	40/hr.
Expenses	Actual Cost

Invoices will detail work items, hours & cost.

RESOLUTION NO.

WHEREAS, The City of Keokuk (hereafter City) needs to expand connectivity and walkability of the community, and;

WHEREAS, funds are available under the Transportation Alternative Program administered by the Iowa Department of Transportation, and;

WHEREAS, in order to avail itself of possible receipt of funds pursuant to any grant under said program, an application must be filed by the City of Keokuk, and;

WHEREAS, the City of Keokuk has funding available to meet the required match for these projects, and;

WHEREAS, the filing of the application is in the best interest of the citizens of the City of Keokuk, and should be approved;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, THAT, the City of Keokuk authorize the filing of an application for the Keokuk Main Street Accessibility Extension project to receive Transportation Alternative Program Funds, pledge a 20% local match in the amount of \$44,000, and agree to serve as the Sponsoring Agent. The Sponsoring Agent shall maintain, or cause to be maintained, the complete improvements in a manner acceptable to the IDOT and the Federal Highway Administration, and hereby authorizes the Director of Public Works to submit an application for funding the improvements through Southeast Iowa Regional Planning Commission.

Mayor – Thomas Marion

Attest – Jean Ludwig

POEPPING, STONE, BACH & ASSOCIATES, INC.
Architects, Engineers and Surveyors

ESTIMATE OF COST

PO Box 817 : 3523 Main Street : Keokuk, Iowa 52632
Phone 319/524-8730 : FAX 319/524-7720 : e-mail tknoke@psba.com

PROJ: <u>Main Street Sidewalk, Belknap to North Park Drive</u>	PAGE: <u>1 OF 1</u>
<u>Keokuk, Iowa</u>	DATE: <u>08/04/2017</u>
BY/CK: <u>Terry Knoke, P.E.</u>	PROJ.NO.: <u>MK-17-512</u>

ITEM NO	DESCRIPTION	EST'D QUANTITY	UNIT PRICE	TOTAL
Main Street Sidewalk, Belknap Blvd to N. Park Drive				
1	Mobilization	1.0 L.S.	\$6,000.00	\$6,000
2	Excavation	280 Cu Yd	\$32.00	\$8,960
3	Remove Sidewalk	170 Sq Yd	\$12.00	\$2,040
4	Remove & Replace Curb & Gutter	180 Foot	\$100.00	\$18,000
6	Shoulder Finishing, Earth	44 Station	\$200.00	\$8,800
7	Special Compaction of Subgrade	22 Station	\$250.00	\$5,500
8	Portland Cement Concrete Sidewalk, 5"	1,080 Sq Yd	\$66.00	\$71,280
9	Portland Cement Concrete Sidewalk, 6"	120 Sq Yd	\$76.00	\$9,120
10	Detectable Warning	200 Sq Ft	\$41.00	\$8,200
11	Traffic Signal Modernization	3 Each	\$5,000.00	\$15,000
12	Adjust Structures	5 Each	\$2,000.00	\$10,000
13	Erosion Control, Silt Fence - Installation & Removal	200 Foot	\$6.00	\$1,200
14	Seeding & Fertilizing - Urban	0.3 Acre	\$4,000.00	\$1,200
15	Traffic Control	1.0 L.S.	\$4,000.00	\$4,000
16	Mulching	0.3 Acre	\$3,000.00	\$900
Construction Only Subtotal				\$170,200
10% contingency				\$17,000
Total Construction Cost				\$187,200
Design Engineering (8% of Const Subtotal)				\$15,000
Construction Observation (8% of Const Subtotal)				\$15,000
Legal (1% of Const Subtotal)				\$1,900
Total Estimate				\$219,100
Recommended Project Budget				\$220,000



RESOLUTION NO.

WHEREAS, The City of Keokuk (hereafter City) needs to expand connectivity and walkability of the community, and;

WHEREAS, funds are available under the Transportation Alternative Program administered by the Iowa Department of Transportation, and;

WHEREAS, in order to avail itself of possible receipt of funds pursuant to any grant under said program, an application must be filed by the City of Keokuk, and;

WHEREAS, the City of Keokuk has funding available to meet the required match for these projects, and;

WHEREAS, the filing of the application is in the best interest of the citizens of the City of Keokuk, and should be approved;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, THAT, the City of Keokuk authorize the filing of an application for the Keokuk Johnston Street Road Accessibility Extension project to receive Transportation Alternative Program Funds, pledge a 20% local match in the amount of \$90,000, and agree to serve as the Sponsoring Agent. The Sponsoring Agent shall maintain, or cause to be maintained, the complete improvements in a manner acceptable to the IDOT and the Federal Highway Administration, and hereby authorizes the Director of Public Works to submit an application for funding the improvements through Southeast Iowa Regional Planning Commission.

Mayor – Thomas Marion

Attest – Jean Ludwig

POEPPING, STONE, BACH & ASSOCIATES, INC.
Architects, Engineers and Surveyors

ESTIMATE OF COST

PO Box 817 : 3523 Main Street : Keokuk, Iowa 52632
Phone 319/524-8730 : FAX 319/524-7720 : e-mail tknoke@psba.com

PROJ: Johnson Street Rd Sidewalk, Hawkeye Village to Belknap Blvd
Keokuk, Iowa
 BY/CK: Terry Knoke, P.E.

PAGE: 1 OF 1
 DATE: 08/04/2017
 PROJ.NO.: MK-17-512

ITEM NO	DESCRIPTION	EST'D	QUANTITY	UNIT PRICE	TOTAL
Johnson Street Rd Sidewalk, Hawkeye Village to Belknap Blvd					
1	Mobilization	1.0	L.S.	\$9,000.00	\$9,000
2	Excavation	700.0	Cu Yd	\$32.00	\$22,400
3	Remove Sidewalk	120.0	Sq Yd	\$12.00	\$1,440
4	Remove & Replace Curb & Gutter	240.0	Foot	\$100.00	\$24,000
5	Driveway, Class A Crushed Stone	54.0	Ton	\$50.00	\$2,700
6	Shoulder Finishing, Earth	67.7	Station	\$200.00	\$13,532
7	Special Compaction of Subgrade	33.8	Station	\$250.00	\$8,458
8	Portland Cement Concrete Pavement, 5"	1,150.0	Sq Yd	\$66.00	\$75,900
9	Portland Cement Concrete Pavement, 6"	66.0	Sq Yd	\$76.00	\$5,016
10	Detectable Warning	208.0	Sq Ft	\$41.00	\$8,528
13	Remove Paved Driveway	340.0	Sq Yd	\$15.00	\$5,100
14	Driveway, PC Concrete, 7"	490.0	Sq Yd	\$72.50	\$35,525
15	Combined Conc. Sidewalk & Retaining Wall	114.9	Cu Yd	\$915.00	\$105,134
16	Adjust Structures	6.0	Each	\$2,000.00	\$12,000
17	Erosion Control, Silt Fence	1,200.0	Foot	\$6.00	\$7,200
18	Seeding & Fertilizing - Urban	0.8	Acre	\$4,000.00	\$3,200
19	Traffic Control	1.0	L.S.	\$4,750.00	\$4,750
20	Mulching	0.8	Acre	\$3,000.00	\$2,400
Construction Only Subtotal					\$346,282
10% contingency					\$34,600
Total Construction Cost					\$380,882
Design Engineering (8% of Const Subtotal)					\$30,500
Construction Observation (8% of Const Subtotal)					\$30,500
Easement Engineering (5 At \$1,000 Ea)					\$5,000
Legal (1% of Const Subtotal)					\$3,900
Total Estimate					\$450,782
Recommended Project Budget					\$450,000



GRAPHIC SCALE IN FEET



31st STREET

31st STREET

LINCOLN AVE

BELCAMP DRIVE

BELCAMP PLACE

JOHNSON STREET ROAD

BEGIN SIDEWALK

END SIDEWALK

LINCOLN AVE

JACKSON AVE

MOXLEY AVE

BELCAMP BLVD