

AGENDA
CITY COUNCIL MEETING
JUNE 22, 2018
5:30 P.M.

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Mayor's Correspondence:
5. Citizen's Request.
6. Consent Agenda.
 - Minutes of the regular City Council meeting of June 7, 2018;
 - Minutes of the Special Session Council meeting of June 9, 2018;
 - Minutes of the Special Session Council meeting of June 15, 2018;
 - Receive Council Reports;
 - Cigarette Permits for 2018/2019;
 - Resolution approving a Liquor License for The Bar, 914 Main Street, effective July 7, 2018 – Class C Liquor License with Sunday Sales and Outdoor Service;
 - Resolution approving a Liquor License for The Hawkeye, 105 N. Park Drive, effective July 7, 2018 – Class C Liquor License with Catering Privilege, Sunday Sales and Outdoor Service (pending dram);
 - Resignation of Leah Burnett from the Historic Preservation Commission, effective immediately;
 - Motion to pay the bills and transfers listed within Register No.'s 5003-5006;
7. (a) Public hearing authorizing advancement of costs for an Urban Renewal Project and certification of expenses incurred by the City for payment under Iowa Code 403.19.

(b) Consider resolution authorizing advancement of costs for an Urban Renewal Project and certification of expenses incurred by the City for payment under Iowa Code 403.19.
8. Consider resolution approving the third and final reading of Ordinance No. 1984 establishing a Stormwater Utility in the City of Keokuk.
9. Discussion on Keokuk Development Center and KEDC Task Force.
10. Consider resolution of support and financial commitment for the Main Street Program in the City of Keokuk.
11. Consider resolution approving the Investment Policy for fiscal year 2018-2019 for the City of Keokuk.
12. Consider resolution authorizing a City of Keokuk purchasing policy for all purchases made under authority of the City Council for fiscal year 2018-2019.

13. Consider resolution setting fiscal year 2018-2019 salaries of the City of Keokuk effective July 1, 2018.
14. Consider resolution appointing Cole O'Donnell to serve the remainder of a one year term for Aaron Burnett to the SEIRPC Board of Directors, term to expire January 1, 2019.
15. Consider resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 3 to the amended and restated Twin Rivers Urban Renewal Plan in the City of Keokuk, State of Iowa.
16. Consider resolution authorizing grant application for trails to State of Iowa Authorizing the filing of an application for the Iowa Department of Transportation's State recreational trails application for construction of a trail along the Riverfront connecting Victory Park to Hubinger Landing.
17. Committee Reports (Reports from council representatives).
18. New Business:
19. Adjourn meeting.

**MINUTES
CITY COUNCIL MEETING
JUNE 7, 2018
6:30 P.M.**

The City Council of the City of Keokuk met in regular session on June 7, 2018 at 6:30 p.m. in the City Council Chambers, 415 Blondeau Street, with Mayor Thomas L. Richardson presiding and seven council members present, two absent. Mike O'Connor, Ron Payne, Devon Dade, Larry Mortimer, Michael Greenwald, Roger Bryant and Susan Dunek were present. Mike Moore and John Helenthal were absent. Staff in attendance: City Administrator Aaron Burnett, City Clerk Jean Ludwig, Public Works Director Mark Boussetot, Community Development Director Pam Broomhall, Police Chief Dave Hinton, and Fire Chief Gabe Rose.

MAYOR'S CORRESPONDENCE:

- Meet & greet June 8th for City Administrator candidates
- June 9th special meeting (closed session) City Administrator interviews
- Moving City Council meeting of June 21st, to June 22nd

The Mayor thanked City Staff for putting in extra effort to beautify Oakland Cemetery for Memorial Day.

There will be a dog wash at the police department benefiting Keokuk Animal Services this Saturday from 9 a.m. to noon.

Motion made by Dunek, Second by Mortimer to approve the agenda, including the consent agenda. (7) AYES, (0) NAYS. Motion carried.

- Minutes of the Safety Committee meeting of April 24, 2018;
- Minutes of the regular City Council meeting of May 17, 2018;
- Minutes of the Safety Committee meeting of May 22, 2018;
- Minutes of the Special Session Council meeting of May 24, 2018;
- Receive Council Reports;
- Appointment of Kimberly Phillips to the Veterans Memorial Commission, effective June 7, 2018, term to expire June 1, 2023;
- Appointment of William Smith to the Veterans Memorial Commission, effective June 7, 2018, term to expire June 1, 2023;
- Motion to pay the bills and transfers listed within Register No.'s 4999-5002;

Mayor Richardson opened the public hearing at 6:35 p.m. to consider adoption of the 2018 Keokuk Comprehensive Plan update for the City of Keokuk. A public hearing notice was published in the Daily Gate City on May 25, 2018.

COMMENTS: Jared Lassiter of SEIRPC gave an overview of the Comprehensive Plan and how they compiled the information for the plan.

Mayor Richardson closed the public hearing at 6:42 p.m. and the following resolution was adopted.

Motion made by Dunek, Second by Greenwald to approve the following proposed **RESOLUTION NO. 81-18:** “A RESOLUTION ADOPTING THE KEOKUK COMPREHENSIVE PLAN UPDATE FOR THE CITY OF KEOKUK.” (7) AYES, (0) NAYS. Motion carried.

Mayor Richardson opened the public hearing at 6:43p.m. disposing of municipally owned property located at 728 Fulton by the City of Keokuk, Iowa. A public hearing notice was published in the Daily Gate City on May 25, 2018.

COMMENTS: Chris Klusac, who is purchasing 728 Fulton spoke on his plans to rehabilitate the property. He also addressed concerns at another rental property he owns.

Mayor Richardson closed the public hearing at 6:50 p.m. and the following proposed resolution was adopted.

Motion made by Dunek, Second by Bryant to approve the following proposed **RESOLUTION NO. 82-18:** “A RESOLUTION DISPOSING OF 728 FULTON BY THE CITY OF KEOKUK, IOWA.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, Second by Greenwald to approve the following proposed **RESOLUTION NO. 83-18:** “A RESOLUTION APPROVING THE SECOND READING OF **ORDINANCE NO. 1984** ESTABLISHING A STORMWATER UTILITY IN THE CITY OF KEOKUK.”

Roll Call Vote (7) AYES – O’Connor, Payne, Dade, Mortimer, Greenwald, Bryant, and Dunek. (0) NAYS. Motion carried.

Motion made by Bryant, Second by O’Connor to approve the following proposed **RESOLUTION NO. 84-18:** “A RESOLUTION AWARDED A CONTRACT FOR ROCK BORING FOR THE RAND PARK TUNNEL PROJECT TO TERRACON OF BETTENDORF, IOWA FOR THE AMOUNT OF \$ 281,103.80, AND THAT THE MAYOR IS HEREBY AUTHORIZED TO EXECUTE AN AGREEMENT WITH TERRACON.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, Second by Payne to approve the following proposed **RESOLUTION NO. 85-18:** “A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT FOR THE ENGINEERING SERVICES WITH POEPPING, STONE, BACH & ASSOCIATES, INC. FOR THE DESIGN OF THE ASPHALT MILL AND FILL PROJECT – 21ST STREET FROM TIMEA STREET TO EXCHANGE STREET

INCLUDING A HALF BLOCK AND BANK STREET FROM 22ND STREET TO 18TH STREET.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, Second by Payne to approve the following proposed **RESOLUTION NO. 86-18**: “A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENT FOR ENGINEERING SERVICES WITH POEPPING, STONE, BACH & ASSOCIATES, INC. FOR THE ASPHALT MILL AND FILL PROJECT – SOUTH 16TH AND SOUTH 17TH STREET FROM MAIN STREET TO JOHNSON STREET AND SOUTH 13TH FROM PALEAN STREET TO JOHNSON STREET.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, Second by Dunek to approve the following proposed **RESOLUTION NO. 87-18**: “A RESOLUTION SETTING A PUBLIC HEARING FOR JUNE 22, 2018 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, 415 BLONDEAU STREET AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE 403.19.” (7) AYES, (0) NAYS. Motion carried.

Motion made by O’Connor, Second by Mortimer to approve the following proposed **RESOLUTION NO. 88-18**: “A RESOLUTION SETTING A PUBLIC HEARING FOR JULY 5, 2018 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, 415 BLONDEAU STREET TO ADOPT PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED TOTAL COST FOR CONSTRUCTION OF THE WATER RESOURCE RECOVERY FACILITY SCREENING IMPROVEMENT FOR THE CITY OF KEOKUK.” (7) AYES, (0) NAYS. Motion carried.

Motion made by O’Connor, Second by Bryant to approve the following proposed **RESOLUTION NO. 89-18**: “A RESOLUTION APPROVING A (3) THREE YEAR CONTRACT WITH JONES & COMPANY CARNIVAL FOR THE 4TH OF JULY AT RAND PARK.” (7) AYES, (0) NAYS. Motion carried.

NEW BUSINESS: Burnett reported that the City’s worker’s comp insurance rate is down from approximately \$ 170,000 a few years ago to \$ 60,000 due to efforts by the Safety Committee and our employees.

Burnett also reminded everyone to come to the meet and greet for City Administrator candidates June 8 from 5-7 p.m. at the Union Depot.

Motion to adjourn the meeting made by Dunek, Second by Bryant. (7) AYES, (0) NAYS. Motion carried.

Meeting adjourned at 6:58 p.m.

MINUTES
Keokuk City Council – Special Session
City Council Chambers, 415 Blondeau Street
Saturday, June 9, 2018
Time: 8:30 AM

The City Council of the City of Keokuk met in a special session on June 9, 2018 at 8:30 a.m. in the City Council Chambers, 415 Blondeau Street, with Mayor Thomas L. Richardson presiding and seven council members present, two absent. Mike O'Connor, Ron Payne, Devon Dade, Larry Mortimer, Michael Greenwald, Roger Bryant and Susan Dunek were present. Mike Moore and John Helenthal were absent. Staff in attendance: City Administrator Aaron Burnett, City Clerk Jean Ludwig, Public Works Director Mark Bousset, Community Development Director Pam Broomhall, and Water Pollution Control Superintendent Chuck Pietscher.

A motion was made by Greenwald and seconded by Dunek to enter into closed session at 8:32 a.m. under Iowa Code 21.5(i) for discussion with City Administrator candidates and subsequent consideration of applicants.

Roll Call Vote – (7) AYES – O'Connor, Payne, Dade, Mortimer, Greenwald, Bryant and Dunek. (0) NAYS. Motion carried.

A motion was made by Dunek and seconded by Greenwald to return to open session at 4:40 p.m. (7) AYES, (0) NAYS. Motion carried.

Motion to adjourn the meeting made by Mortimer, Second by Bryant. (7) AYES, (0) NAYS. Motion carried.

Meeting adjourned at 4:40 p.m.

MINUTES
Keokuk City Council – Special Session
City Council Chambers, 415 Blondeau Street
Friday, June 15, 2018
Time: 5:00 PM

The City Council of the City of Keokuk met in a special session on June 15, 2018 at 5:00 p.m. in the City Council Chambers, 415 Blondeau Street. In the absence of Mayor Thomas L. Richardson, Mayor Pro-Tem Susan Dunek called the meeting to order. There were seven council members present, two absent. Mike O’Connor, Ron Payne, Devon Dade, Larry Mortimer, Michael Greenwald, Roger Bryant and Susan Dunek were present. Mike Moore and John Helenthal were absent. Staff in attendance: City Administrator Aaron Burnett, and City Clerk Jean Ludwig.

Motion made by O’Connor, Second by Greenwald to approve the following proposed **RESOLUTION NO. 90-18:** “A RESOLUTION APPROVING A CONTRACT WITH THE NEW CITY ADMINISTRATOR.” Burnett said the contract is very similar to his with a few minor changes. He also noted the start date has been moved from July 9th to June 28th. (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, Second by Payne to approve the following proposed **RESOLUTION NO. 91-18:** “A RESOLUTION NAMING COLE O’DONNELL AS CITY FINANCE MANAGER.” (7) AYES, (0) NAYS. Motion carried.

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

Meeting adjourned at 5:22 p.m.

BUDGET REPORT
CALENDAR 6/2018, FISCAL 12/2018

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE ADMINISTRATION TOTAL	1,390,731.00	84,171.46	1,114,949.04	80.17	275,781.96
	POLICE UNION TOTAL	1,097,766.00	88,097.13	1,042,173.87	94.94	55,592.13
	POLICE COMMUNICATIONS TOTAL	56,131.00	4,292.57	53,099.60	94.60	3,031.40
	POLICE RECORDS TOTAL	101,381.00	7,877.31	96,453.88	95.14	4,927.12
	LEE CO NAR TASK FORCE TOTAL	87,627.00	1,116.77	79,976.87	91.27	7,650.13
	GTSB SAFETY GRANT TOTAL	5,058.00	.00	1,008.65	19.94	4,049.35
	COPS IN SCHOOLS TOTAL	.00	.00	.00	.00	.00
	FLOOD CONTROL TOTAL	31,450.00	11,949.78	22,487.83	71.50	8,962.17
	FIRE ADMINISTRATION TOTAL	1,051,453.00	44,693.24	983,852.05	93.57	67,600.95
	FIRE PROTECTION TOTAL	1,350,080.00	118,464.01	1,296,830.48	96.06	53,249.52
	EMERGENCY CORP TOTAL	15,125.00	171.92	9,550.53	63.14	5,574.47
	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	631,440.00	174,484.29	687,136.75	108.82	55,696.75-
	ANIMAL CONTROL TOTAL	129,938.00	8,930.74	109,404.20	84.20	20,533.80
	PUBLIC SAFETY TOTAL	5,948,180.00	544,249.22	5,496,923.75	92.41	451,256.25
	STREETS/ROADWAYS TOTAL	.00	.00	.00	.00	.00
	ROADWAY MAINTENANCE/RUT TOTAL	670,712.00	70,028.42	595,692.91	88.82	75,019.09
	STREET LIGHTING TOTAL	157,000.00	192.53	131,445.09	83.72	25,554.91
	TRAFFIC LIGHTS TOTAL	183,000.00	621.07	167,179.73	91.36	15,820.27
	SNOW REMOVAL TOTAL	92,770.00	.00	53,658.54	57.84	39,111.46
	STREET CLEANING TOTAL	38,920.00	6,031.49	35,972.91	92.43	2,947.09
	AIRPORT TOTAL	109,977.00	28,575.44	103,309.82	93.94	6,667.18
	BULK FUEL TOTAL	84,950.00	9,566.08	88,241.06	103.87	3,291.06-
	VEHICLE MAINTENANCE TOTAL	234,804.00	17,888.29	210,775.89	89.77	24,028.11
	GENERAL MAINTENANCE TOTAL	.00	.00	.00	.00	.00
	PUBLIC WORKS EQUIP RES TOTAL	.00	.00	.00	.00	.00
	PUBLIC WORKS TOTAL	1,572,133.00	132,903.32	1,386,275.95	88.18	185,857.05
	LIBRARY TOTAL	534,751.00	71,031.88	508,009.39	95.00	26,741.61
	LIBRARY COUNTY TOTAL	8,817.00	7,240.12	9,947.81	112.83	1,130.81-
	LIBRARY GRANTS TOTAL	.00	.00	.00	.00	.00
	LIBRARY TRUST FUND TOTAL	400.00	.00	198.15	49.54	201.85
	RIVER MUSEUM TOTAL	13,938.00	2,911.19	13,343.24	95.73	594.76
	GRAND THEATRE TOTAL	84,350.00	2,992.21	59,686.14	70.76	24,663.86
	GRAND THEATRE RESERVE TOTAL	.00	.00	.00	.00	.00
	UNION DEPOT TOTAL	7,900.00	192.02	5,600.56	70.89	2,299.44
	HISTORIC PRESERVATION COM TOTA	.00	.00	.00	.00	.00
	PARKS TOTAL	531,223.00	39,654.19	519,301.16	97.76	11,921.84
	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	134,529.00	19,254.63	91,631.76	68.11	42,897.24
	RED CROSS TOTAL	.00	.00	.00	.00	.00
	SWIMMING POOL RESERVE TOTAL	.00	.00	.00	.00	.00

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	CEMETERY TOTAL	290,498.00	27,075.51	250,447.26	86.21	40,050.74
	PERPETUAL CARE TOTAL	.00	.00	.00	.00	.00
	HOTEL/MOTEL TAX TOTAL	465,000.00	30,000.00	460,640.67	99.06	4,359.33
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	CULTURE & RECREATION TOTAL	2,071,406.00	200,351.75	1,918,806.14	92.63	152,599.86
	RBEG GRANT TOTAL	200.00	.00	136.28	68.14	63.72
	HOUSING & URBAN RENEWAL TOTAL	7,000.00	2,715.77	7,605.23	108.65	605.23-
	GENERAL ECONOMIC DEVELOP TOTA	234,000.00	1,689.50	235,245.50	100.53	1,245.50-
	LHAP GRANT TOTAL	.00	.00	.00	.00	.00
	TARGETED JOBS TAX CREDIT TOTA	500,000.00	4,772.90	374,860.55	74.97	125,139.45
	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	10,315.28	118,978.89	72.77	44,516.11
	FERRO-SIL BUILDING TOTAL	132,550.00	292.36	116,079.27	87.57	16,470.73
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	COMMUNITY & ECONOMIC DEV TOTA	1,037,245.00	19,785.81	852,905.72	82.23	184,339.28
	MAYOR, COUNCIL, CLERK ADM TOTA	622,164.00	45,258.33	593,222.51	95.35	28,941.49
	DATA PROCESSING TOTAL	22,500.00	2,227.27	19,911.93	88.50	2,588.07
	PUBLIC WORKS ADMINISTRA TOTAL	353,542.00	24,890.46	320,751.19	90.73	32,790.81
	CONTINGENCY TOTAL	634.00	.00	845.00	133.28	211.00-
	ELECTIONS TOTAL	9,691.00	.00	9,691.33	100.00	.33-
	CITY ATTORNEY TOTAL	35,000.00	2,440.00	27,000.00	77.14	8,000.00
	MUNICIPAL BUILDING TOTAL	122,062.00	42,226.63	87,288.44	71.51	34,773.56
	GENERAL INSURANCE TOTAL	142,000.00	.00	141,257.70	99.48	742.30
	10% SALES TAX/HUMAN DEVEL TOTA	.00	.00	.00	.00	.00
	PUBLIC SERVICE TV TOTAL	1,659.00	.00	844.71	50.92	814.29
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	GENERAL GOVERNMENT TOTAL	1,309,252.00	117,042.69	1,200,812.81	91.72	108,439.19
	DEBT SERV/2016B TOTAL	403,740.00	.00	359,620.00	89.07	44,120.00
	DEBT SERVICE TOTAL	318,000.00	2,000.00	4,250.00	1.34	313,750.00
	DEBT SERVICE-2009A SEWER TOTA	250.00	.00	250.00	100.00	.00
	DEBT SERVICE-13D Grand Av TOTA	268,100.00	.00	268,350.00	100.09	250.00-
	DEBT SERVICE -12 GO BONDS TOTA	100,024.00	.00	100,272.50	100.25	248.50-
	DEBT SERVICE-2013B Refi06 TOTA	232,935.00	.00	233,185.00	100.11	250.00-
	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	250.00	.00	250.00-
	DEBT SERVICE-2013C Aquati TOTA	284,875.00	.00	285,125.00	100.09	250.00-
	DEBT SERV/2009D/2010 TOTAL	.00	.00	44,370.00	.00	44,370.00-
	DEBT SERV/2016A TOTAL	295,922.00	.00	296,172.50	100.08	250.50-
	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
	HAMPTON INN TIF TOTAL	.00	.00	.00	.00	.00

BUDGET REPORT
CALENDAR 6/2018, FISCAL 12/2018

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	DOWNTOWN URBAN RENEW TIF TOTA	.00	19,484.00	36,225.00	.00	36,225.00-
	DEBT SERVICE TOTAL	1,903,846.00	21,484.00	1,628,070.00	85.51	275,776.00
	FLOODWALL REPAIR PROJECT TOTA	.00	.00	.00	.00	.00
	RIVERFRONT BARGE PROJECT TOTA	140,000.00	34,108.62	146,107.74	104.36	6,107.74-
	02 SIDEWALK PROGRAM TOTAL	20,000.00	7,869.03	10,844.16	54.22	9,155.84
	04 CURB & GUTTER TOTAL	.00	.00	.00	.00	.00
	03 ACCESS IMPROV/ADA TOTAL	.00	.00	.00	.00	.00
	GRAND AVE STREET PROJECT TOTA	5,000.00	.00	4,763.56	95.27	236.44
	12 YEAR STREET PROGRAM TOTAL	580,000.00	.00	573,237.10	98.83	6,762.90
	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	120,000.00	.00	117,610.00	98.01	2,390.00
	AIRPORT-FAA GRANT AIP#19 TOTA	50,000.00	81,473.04	129,663.20	259.33	79,663.20-
	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	915,000.00	123,450.69	982,225.76	107.35	67,225.76-
	WPC MAINTENANCE & OPERATI TOTA	2,655,378.00	313,785.19	2,292,234.05	86.32	363,143.95
	INDUSTRIAL PRETREATMENT TOTAL	.00	.00	459.50	.00	459.50-
	SANITARY SEWER MAINTENANC TOTA	1,547,492.00	837,007.17	1,424,605.61	92.06	122,886.39
	CAP PROJ-LIFT STATIONS TOTAL	750,000.00	16,599.50	23,766.01	3.17	726,233.99
	STORM SEWER SEPARATION TOTAL	.00	182,116.13	499,455.29	.00	499,455.29-
	GRIT BASIN PROJECT TOTAL	.00	.00	.00	.00	.00
	REFUSE COLLECTION TOTAL	772,476.00	130,352.12	691,867.68	89.56	80,608.32
	LEACHATE CONTROL TOTAL	60,000.00	1,140.41	76,360.08	127.27	16,360.08-
	MUNICIPAL BRIDGE TOTAL	363,820.00	27,202.90	307,726.47	84.58	56,093.53
	CAP EQUIP/RESV-MUN BRIDGE TOTA	.00	.00	.00	.00	.00
	REGIONAL TRANSIT TOTAL	10,000.00	.00	8,500.00	85.00	1,500.00
	ENTERPRISE FUNDS TOTAL	6,159,166.00	1,508,203.42	5,324,974.69	86.46	834,191.31
	TOTAL	.00	.00	.00	.00	.00
	TRANSFERS TOTAL	5,820,444.00	1,200,254.00	1,200,254.00	20.62	4,620,190.00
	TRANSFER TOTAL	.00	2,320,190.00	4,620,190.00	.00	4,620,190.00-
	NON-PROGRAM GENERAL REV TOTAL	.00	48,368.92	570,965.13	.00	570,965.13-
	TRANSFER OUT TOTAL	5,820,444.00	3,568,812.92	6,391,409.13	109.81	570,965.13-
	TOTAL ALL FUNCTIONS	26,736,672.00	6,236,283.82	25,182,403.95	94.19	1,554,268.05

BUDGET REPORT
CALENDAR 6/2018, FISCAL 12/2018

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	10,147,410.00	909,415.78	9,330,328.22	91.95	817,081.78
	ROAD USE TAX TOTAL	1,037,206.00	93,948.20	896,100.25	86.40	141,105.75
	EMPLOYEE BENEFITS TOTAL	1,900,000.00	1,100,000.00	1,900,000.00	100.00	.00
	EMERGENCY TAX LEVY FUND TOTAL	85,190.00	85,190.00	85,190.00	100.00	.00
	SALES TAX - HUMAN DEV TOTAL	140,000.00	140,000.00	140,000.00	100.00	.00
	SALES TAX - INFRASTRUCTUR TOTA	1,000,000.00	500,000.00	1,000,000.00	100.00	.00
	50% SALES TAX-PROP TAX RE TOTA	1,495,000.00	495,000.00	1,495,000.00	100.00	.00
	TAX INCREMENT FINANCING TOTAL	1,200,254.00	1,219,738.00	1,236,479.00	103.02	36,225.00-
	ECONOMIC DEVELOPMENT TOTAL	741,200.00	9,178.17	617,847.56	83.36	123,352.44
	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	12,400.00	1,790.64	11,448.34	92.33	951.66
	PUBLIC WORKS EQUIP RESERV TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	1,903,846.00	2,000.00	1,591,845.00	83.61	312,001.00
	CAPITAL PROJECTS TOTAL	775,000.00	89,342.07	836,118.02	107.89	61,118.02-

BUDGET REPORT
CALENDAR 6/2018, FISCAL 12/2018

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	RIVERFRONT BARGE PROJECT TOTA	20,000.00	15,907.33	29,383.62	146.92	9,383.62-
	ROQUETTE BUILDING TOTAL	120,000.00	18,201.29	116,724.12	97.27	3,275.88
	NON-EXPENDABLE TRUST FUND TOTA	.00	.00	.00	.00	.00
	WPC MAINT & OPERATION TOTAL	3,223,370.00	972,448.96	3,036,600.65	94.21	186,769.35
	WATER POL CONTROL RESERVE TOTA	277,000.00	42,043.00	42,043.00	15.18	234,957.00
	SEWER MAINTENANCE RESERVE TOTA	277,500.00	.00	263,313.87	94.89	14,186.13
	WATER POL CONTR CAP PROJ TOTA	.00	.00	.00	.00	.00
	SEWER IMPROVEMENT RESERVE TOTA	1,175,000.00	335,016.03	898,562.94	76.47	276,437.06
	CDBG SWR POINT REPAIR PRJ TOTA	.00	.00	.00	.00	.00
	SOLID WASTE FUND TOTAL	832,476.00	131,492.53	768,227.76	92.28	64,248.24
	SOL WAS EQUIP REPLACE RES TOTA	.00	.00	.00	.00	.00
	CAP PROJ-REMEDIAL ACTION TOTA	.00	.00	.00	.00	.00
	MUNICIPAL BRIDGE TOTAL	373,820.00	27,202.90	316,226.47	84.59	57,593.53
	INTERNAL SERVICE FUND TOTAL	.00	48,368.92	570,965.13	.00	570,965.13-
	TOTAL EXPENSES BY FUND	=====	=====	=====	=====	=====
		26,736,672.00	6,236,283.82	25,182,403.95	94.19	1,554,268.05
		=====	=====	=====	=====	=====

REVENUE REPORT
CALENDAR 6/2018, FISCAL 12/2018

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	8,974,731.00	2,406,857.07	9,479,674.96	105.63	504,943.96-
	ROAD USE TAX TOTAL	1,250,000.00	.00	1,269,485.72	101.56	19,485.72-
	EMPLOYEE BENEFITS TOTAL	1,966,905.00	37,023.31	1,922,050.02	97.72	44,854.98
	EMERGENCY TAX LEVY FUND TOTAL	85,190.00	1,675.57	89,293.14	104.82	4,103.14-
	SALES TAX - HUMAN DEV TOTAL	140,000.00	.00	122,313.46	87.37	17,686.54
	SALES TAX - INFRASTRUCTUR TOTA	550,000.00	.00	489,253.78	88.96	60,746.22
	50% SALES TAX-PROP TAX RE TOTA	770,000.00	.00	611,567.22	79.42	158,432.78
	TAX INCREMENT FINANCING TOTAL	1,269,916.00	.00	1,276,160.21	100.49	6,244.21-
	ECONOMIC DEVELOPMENT TOTAL	27,000.00	150.00	446,442.61	1,653.49	419,442.61-
	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	1,647.04	144,552.36	2,891.05	139,552.36-
	LIBRARY TRUST FUNDS TOTAL	.00	335.50	17,629.29	.00	17,629.29-
	PUBLIC WORKS EQUIP RESERV TOTA	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	1,931,004.00	1,212,802.68	1,930,311.56	99.96	692.44
	CAPITAL PROJECTS TOTAL	.00	.00	672,408.88	.00	672,408.88-

REVENUE REPORT
CALENDAR 6/2018, FISCAL 12/2018

PCT OF FISCAL YTD 100.0%

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	300.00	18,577.24	619.24	15,577.24-
	WPC MAINT & OPERATION TOTAL	4,539,300.00	.00	3,823,616.18	84.23	715,683.82
	WATER POL CONTROL RESERVE TOTA	400.00	.00	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	5,108.00	.00	5,108.00-
	SOLID WASTE FUND TOTAL	761,000.00	.00	631,228.55	82.95	129,771.45
	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	152.00	320,877.55	74.62	109,122.45
	INTERNAL SERVICE FUND TOTAL	485,000.00	4,696.76	530,477.13	109.38	45,477.13-
	TOTAL REVENUES	=====	=====	=====	=====	=====
		23,188,446.00	3,665,639.93	23,806,795.48	102.67	618,349.48-
		=====	=====	=====	=====	=====

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

HOL FUND#	TITLE	LAST REPORT ON HAND	EXPENSES	REVENUE	BALANCE
001	GENERAL	696,201.07-	909,415.78	2,406,857.07	798,850.18
110	ROAD USE TAX	1,695,406.25	93,948.20	.00	1,601,458.05
112	EMPLOYEE BENEFITS	1,869,117.96	1,100,000.00	37,023.31	806,141.27
119	EMERGENCY TAX LEVY FUND	91,404.31	85,190.00	1,675.57	7,889.88
121	SALES TAX - HUMAN DEV	189,159.32	140,000.00	.00	49,159.32
122	SALES TAX - INFRASTRUCT	529,656.01	500,000.00	.00	29,656.01
123	50% SALES TAX-PROP TAX	617,883.40	495,000.00	.00	122,883.40
125	TAX INCREMENT FINANCING	1,272,042.82	1,219,738.00	.00	52,304.82
160	ECONOMIC DEVELOPMENT	29,947.21-	9,178.17	150.00	75,373.03-
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	276,237.86	.00	1,647.04	277,884.90
186	LIBRARY TRUST FUNDS	55,035.28	1,790.64	335.50	53,580.14
187	PUBLIC WORKS EQUIP RESE	12,800.78	.00	.00	12,800.78
200	DEBT SERVICE	760,073.76-	2,000.00	1,212,802.68	450,728.92
301	CAPITAL PROJECTS	876,259.74	89,342.07	.00	786,917.67
302	RIVERFRONT BARGE PROJEC	13,476.29-	15,907.33	.00	29,383.62-
303	ROQUETTE BUILDING	98,522.83-	18,201.29	.00	116,724.12-
500	NON-EXPENDABLE TRUST FU	462,426.73	.00	300.00	462,726.73
610	WPC MAINT & OPERATION	5,449,074.17	972,448.96	.00	4,474,077.60
611	WATER POL CONTROL RESER	95,348.84-	42,043.00	.00	137,391.84-
612	SEWER MAINTENANCE RESER	884,371.97-	.00	.00	884,371.97-
613	WATER POL CONTR CAP PRO	.00	.00	.00	.00
614	SEWER IMPROVEMENT RESER	398,758.34	335,016.03	.00	63,742.31
617	CDBG SWR POINT REPAIR P	5,108.00	.00	.00	5,108.00
670	SOLID WASTE FUND	128,718.22	131,492.53	.00	2,939.40-
671	SOL WAS EQUIP REPLACE R	.00	.00	.00	.00
672	CAP PROJ-REMEDIATION ACTIO	.00	.00	.00	.00
690	MUNICIPAL BRIDGE	3,050,109.21	27,202.90	152.00	3,023,029.07
810	INTERNAL SERVICE FUND	3,899.98	48,368.92	4,696.76	39,772.18-
	Report Total	14,489,150.62	6,236,283.82	3,665,639.93	11,876,692.05

CIGARETTE PERMITS 2018-2019

Murphy Oil USA
3450 Main Street

Wal-Mart
300 North Park Drive

Hy-Vee Food Store
3111 Main Street

Hy-Vee Gas
3001 Main Street

Keokuk Spirits
1013 Main Street

West K Mart
707 Palean Street

MOD Convenience Store
3345 Main Street

Walgreen's
1215 Main Street

Dollar General
300 Main Street

Site Food Mart
1301 Main Street

Casey's
326 Main Street

Casey's
3530 Main Street

RESOLUTION NO.

WHEREAS, Application has been made by The Bar 914, LLC for a Class C Liquor License with Outdoor Service and Sunday Sales for The Bar, 914 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, The Bar 914, 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 Liquor License with Outdoor Service and Sunday Sales for The Bar, 914 Main Street, effective July 7, 2018, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 22nd day of June, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

RESOLUTION NO.

WHEREAS, Application has been made by Matlick, Inc. for a Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for The Hawkeye, 105 N. Park Drive; **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, Matlick, 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 Catering Privilege, Outdoor Service and Sunday Sales for The Hawkeye, 105 N. Park Drive, effective July 7, 2018, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 22nd day of June, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

PAYMENT OF THE FOLLOWING CLAIMS FOR THE CITY ARE APPROVED AND CLAIMS FOR THE LIBRARY AND AIRPORT ARE ACKNOWLEDGED FOR THE PURPOSE OF PAYING THE SEMI-MONTHLY BILLS FOR THE COUNCIL MEETING OF JUNE 22, 2018.

REGISTER NO. 5003

ALTORFER INC.	PARTS	\$ 3,319.90
BARCO MUNICIPAL PRODUCTS, INC.	SIGNS/FREIGHT	\$ 2,590.35
KEOKUK MUNICIPAL WATER WORKS	ONE CALL/SEWER GARBAGE BILLING	\$ 1,931.85
GATE CITY PUBLISHING	PUBLICATIONS	\$ 574.59
KEOKUK TERMITE & PEST CONTROL	PEST CONTROL	\$ 522.50
GRAY QUARRIES, INC	ROADROCK	\$ 614.66
JIM BAIER, INC	PARTS	\$ 85.98
LAWSON PRODUCTS, INC.	SUPPLIES	\$ 218.61
J & S ELECTRONICS BUSINESS, INC	LIBRARY EQUIPMENT	\$ 11,703.95
KONE INC.	LABOR/MATERIALS ELEVATOR REPAIR	\$ 2,173.49
S. J. SMITH WELDING SUPPLY	TANK RENTAL	\$ 90.71
IDEAL READY MIX COMPANY, INC	CONCRETE	\$ 3,299.00
HICKEY CONTRACTING COMPANY	LABOR/MATERIALS @ PARK	\$ 787.00
JERRY'S WELDING	LABOR/MATERIALS	\$ 1,925.00
KEYSTONE LABORATORIES, INC.	TEST SAMPLES	\$ 319.50
MEYERS DRIVEWAY & SEPTIC TANK	DEMOLITION	\$ 19,980.00
ELECTRONIC APPLICATIONS CO. INC	RADIO REPAIR	\$ 64.56
TASKE FORCE, INC.	TEMPORARY HELP	\$ 3,290.00
PITNEY BOWES INC.	LEASE AGREEMNT	\$ 370.59
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$ 1,773.21
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$ 2,144.28
ALLIANT	ELECTRIC BILL	\$ 18,449.17
VISION SERVICE PLAN	VISION COVERAGE	\$ 3,109.31
NEWBERRY, INC	TOWING	\$ 160.00
CENTURY LINK	SERVICE	\$ 763.20
GREAT RIVER REGIONAL WASTE	INTEGRATED WASTE SERVICES	\$ 11,530.08
AIRGAS USA, LLC	SUPPLIES	\$ 9.62
LEE COUNTY RECORDER/REGISTRAR	RECORDING FEES	\$ 44.00
LINDNER AVIATION, INC.	AIRPORT MANAGER/MOWING/MAINT	\$ 5,795.19
TRUCK REPAIR, INC	PARTS	\$ 75.54
DEMCO, INC	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 1,190.93
IOWA COMMUNICATIONS NETWORK	SERVICE KEOKUK PUBLIC LIBRARY	\$ 12.90
MEYERS PLUMBING	PARTS/LABOR	\$ 1,027.96
IOWA DEPT OF TRANSPORTATION	BEAM MACHINE INSPECTION	\$ 50.00
MODJESKI & MASTERS, INC.	BRIDGE INSPECTION	\$ 725.00
PETTY CASH - FINANCE DEPT	PARK DEPOSITS/POSTAGE	\$ 182.90
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$ 11,218.74
RESERVE ACCOUNT	REFILL POSTAGE	\$ 500.00
KEOKUK CONTRACTORS, INC	LABOR/MATERIALS	\$ 24,119.45
ELECTRIC PUMP	LIFT STATION MATERIALS	\$ 19,811.04
DIAMOND CONSTRUCTION COMPANY	COLD PATCH	\$ 1,923.95

REGISTER NO. 5004

SOUTHEASTERN COMMUNITY COLLEGE	TRAINING CLASSES	\$ 885.00
GATE CITY SEED COMPANY	SUPPLIES	\$ 54.98
HUFFMAN MACHINE & WELDING, INC	SUPPLIES/PARTS	\$ 309.54
W. L. MILLER COMPANY	LABOR/MATERIALS/ASPHALT	\$ 7,193.57
EBSCO	LIBRARY BOOKS	\$ 2,746.00
VEENSTRA & KIMM, INC.	ENGINEERING FEES	\$ 80,180.31
DOWNEY'S FIRE EQUIPMENT	ANNUAL INSPECTION	\$ 717.50
HILL PRINTING	OFFICE SUPPLIES	\$ 748.94
HY-VEE, INC.	FUEL	\$ 66.34
POSTMASTER	PO BOX ANNUAL RENT	\$ 208.00
FISHER SCIENTIFIC	LAB SUPPLIES-WPC	\$ 164.45
KEOKUK AREA CONVENTION TOURISM	HOTEL/MOTEL SUPPORT	\$ 30,000.00
NBS CALIBRATIONS	LAB SUPPLIES @ WPC	\$ 314.00
PATTERSON PLUMBING & HEATING	REPAIRS	\$ 70.00
NORTH CENTRAL LABORATORIES	LAB SUPPLIES	\$ 474.43
YOUNGGREN SHOES	SAFETY BOOTS	\$ 240.00
NIEMANN FOODS, INC./ACE	SUPPLIES	\$ 204.46
RANDY WINN	REIMB.HEALTH INSURANCE PREMIUM	\$ 335.00
ORIENTAL TRADING COMPANY, INC.	LIBRARY SUPPLIES	\$ 258.69
CHEMSEARCH	SUPPLIES	\$ 493.16
FULL COMPASS SYSTEMS, LTD	GRAND THEATER SUPPLY	\$ 27.00
U.S. CELLULAR	CELL PHONE SERVICE	\$ 482.78
MIDWEST BREATHING AIR L.L.C.	ANNUAL AIR QUALITY TEST	\$ 709.17
LEE COUNTY EMS AMBULANCE, INC	EMS SUPPLIES	\$ 35.95
KOHL WHOLESALE	CONCESSION SUPPLIES FOR POOL	\$ 1,490.45
JAMES K. NEFF	LABOR/MATERIAL	\$ 12,165.13
POEPPING, STONE, BACH ASSOC.	PROFESIONAL SERVICES SEIRPC	\$ 30,195.65
B & H MARINE	REPAIRS	\$ 361.19
FRANK MILLARD & CO., INC.	PARTS/LABOR @ PD	\$ 2,993.00
DOUBLE A" GLASS L.L.C. "	LABOR/MATERIALS @ AIRPORT	\$ 455.79
PETE BENSON	TOOL ALLOWANCE	\$ 89.00
REECE'S HEATING & AIR	PARTS/LABOR @ AIRPORT	\$ 85.00
XEROX CORPORATION	LEASE AGREEMENT	\$ 302.87
WAL-MART COMMUNITY/GECRB	LIBRARY SUPPLIES	\$ 118.49
TOTAL SOLUTIONS, INC.	LICENSE RENTAL/BACKUP STORAGE	\$ 1,332.27
DES MOINES STAMP MANUFACTURING	STAMP	\$ 36.40
DISCOUNT TIRE & SERVICE	TIRE REPAIR	\$ 15.00
DELL MARKETING L.P.	COMPUTER MONITOR	\$ 140.79
POLYDYNE, INC.	POLYMER - WPC	\$ 22,678.00
O'REILLY AUTOMOTIVE INC.	PARTS	\$ 1,371.52
SYNCB/AMAZON	LIBRARY SUPPLIES	\$ 1,452.82
SCHIMBERG CO.	SUPPLIES	\$ 3,196.60
EMC NATIONAL LIFE COMPANY	INSURANCE PREMIUM	\$ 1,222.86
ANDREW WHITAKER	REIMBURSE MEAL	\$ 9.61
MEDIACOM	INTERNET SERVICE	\$ 82.44

REGISTER NO. 5005

LCL FARMS INC.	BIO SOLID TRUCKING/SPREADING	\$ 16,022.39
SERVICEMASTER OF FT.MADISON	JANITORIAL SERVICE @ POLICE PD	\$ 429.92
JACOBSEN INC.	PARTS/FREIGHT	\$ 395.96
LEXISNEXIS RISK SOLUTIONS	LEASE	\$ 122.97
DIGITAL ALLY, INC.	FLASH CARD	\$ 180.00
KEVIN B. FEEHAN	LAND/WATER VEGETATION CONTROL	\$ 1,515.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	\$ 176,521.08
SCHUMACHER ELEVATOR COMPANY	ELEVATOR MAINT @ LIBRARY	\$ 397.26
PAT THOMPSON	PLAQUES	\$ 100.00
RELIABLE PEST SOLUTIONS	SERVICE KEOKUK PUBLIC LIBRARY	\$ 15.90
MIDWEST JANITORIAL SERVICE,INC	JANITORIAL SERVICE @ LIBRARY	\$ 1,061.94
TWITCHELL CONSTRUCTION, INC.	LABOR/MATERIALS	\$ 18,386.70
U.S. POSTAL SERVICE(CMRS-FP)	LIBRARY POSTAGE METER	\$ 1,800.00
CARD SERVICES	CARD SERVICES	\$ 910.50
KEOKUK VETERINARY HOSPITAL	ANIMAL SERVICES	\$ 394.00
HANNIBAL CONCRETE PRODUCTS CO.	PARTS/SUPPLIES	\$ 1,079.00
MID-IOWA SOLID WASTE EQUIPMENT	CREDIT MEMO	\$ (83.32)
LEE COUNTY I.T. DEPARTMENT	2013 PICTOMETRY PAYMENT 6 OF 6	\$ 3,147.00
TWO RIVERS VETERINARY CENTER	ANIMAL SERVICES	\$ 464.00
THE LIFEGUARD STORE, INC.	LIFEGUARD SWIMWEAR	\$ 314.00
WEST CENTRAL FS INC.	BULK OIL	\$ 3,261.80
KLINGNER & ASSOCIATES, P.C.	PROFESIONAL SERVICES	\$ 16,599.50
INTERSTATE BATTERIES OF	BATTERIES	\$ 344.85
ANC PEST SOLUTIONS INC.	SERVICE @ LIBRARY	\$ 150.00
VERIZON WIRELESS	CELL PHONE SERVICE	\$ 542.10
ACCO	POOL CHEMICALS	\$ 1,704.40
TRITECH FORENSICS	SPECIMEN COLLECTION KIT	\$ 116.12
RELIANT FIRE APPARATUS, INC.	PARTS/SUPPLIES	\$ 587.62
DARKSIDE TINT & GRAPHIX	SIGNS	\$ 120.00
KOHLMORGAN HAULING	GARBAGE PICKUP	\$ 48.90
ENVIRONMENTAL SYSTEMS RESEARCH	ARCGIS LICENSE/MAINTENANCE	\$ 3,686.30
SOUTH LEE CLERK OF	DISMISS/DEFERRED FEES	\$ 255.00
CARL MORGAN	MOWING @ VARIOUS PROPERTIES	\$ 960.00
OVERDRIVE, INC.	LIBRARY BOOKS	\$ 2,997.74
TEI LANDMARK AUDIO	ANNUAL BILLING AUDIOBOOK LEASE	\$ 3,108.00
LIBERTY UTILITIES MIDSTATES	SERVICE	\$ 1,643.90
JETCO, INC.	LABOR/MATERIALS MILEAGE TO WPC	\$ 2,419.75
JAMES WALLACE	JANITORIAL SERVICE @ GRAND	\$ 305.00
DIANNE STANLEY	MONTHLY MANAGER FEE @ GRAND	\$ 425.00
INTERSTATE BILLING SERVICE,INC	PARTS	\$ 307.15
ARMSTRONG TRACTOR LLC	MOWER PARTS/SUPPLIES	\$ 3,187.74
JIM DAVIDSON	CLEAN/HAUL VARIOUS PROPERTIES	\$ 145.00
CINTAS CORPORATION #342	UNIFORM SERVICES	\$ 1,385.61
GETUM INC.	SEWER SUPPLIES	\$ 2,466.00
JAVA RIVER COFFEEHOUSE &	CATERING SERVICE	\$ 377.53

REGISTER NO. 5006

NORTH CEDAR SOUTH, LLC	MONTHLY RECYCLE PICK UP FEE	\$ 40.00
KT CONSTRUCTION AND ABATEMENT	DEMOLITION	\$ 127,300.00
LEAF	LEASE AGREEMENT	\$ 159.00
COMMERCIAL CONTRACTING	LABOR/MATERIALS @ CITY HALL	\$ 4,600.00
BARNES CONCRETE CO.	LABOR/MATERIALS @ AIRPORT	\$ 10,000.00
ICONNECTYOU	SERVICES	\$ 250.00
THOMSON REUTERS	WEST INFORMATION CHARGES	\$ 523.95
DELTA GLOVES	POLICE DEPT SUPPLIES	\$ 96.65
QUINCY MEDICAL GROUP	MEDICAL SERVICES	\$ 710.33
MT. PLEASANT CORRECTIONAL FAC	SERVICES	\$ 410.00
MARK F. MORAN APPRAISALS	LIBRARY EVENT	\$ 450.00
PREMIER ELECTRICAL LLC	PARTS/LABOR @ POLICE DEPT	\$ 524.10
RICOH USA, INC.	LIBRARY ACCOUNT	\$ 134.13
DAILY GATE CITY	FIRE DEPT RENEWAL	\$ 100.00
INDI WIND, INC	SAFETY REFLECTIVE T-SHIRTS	\$ 80.95
SWANK MOTION PICTURES INC	LIBRARY MOVIES	\$ 395.00
MSE	PORTABLE TOILET RENTAL	\$ 935.00
ANNETTE PEEVLER	REIMBURSEMENT	\$ 23.47
CHENILLE SAUNDERS	4TH OF JULY PERFORMANCE	\$ 50.00
DAVID K JOHNSON	CDL RENEWAL REIMBURSEMENT	\$ 69.00
CRAIG BISHOP	LIBRARY EVENT	\$ 100.00
JOSEPH LEONE	LIBRARY PRESENTATION	\$ 450.00
COMPRISE TECHNOLOGIES, INC.	SAM SERVICES @ LIBRARY	\$ 3,083.50
HINSON CONSULTING, LLC	CONSULTING SERVICES	\$ 7,800.00
REX OTT	REIMBURSE HANGAR RENT	\$ 345.00
MELISSA RUFFCORN	REIMBURSE AQUATIC TRAINING	\$ 7.75
ANNETTE ERNST	REIMBURSE MILEAGE	\$ 124.26
LIBBEY TUCKER	REIMBURSE MILEAGE	\$ 149.33
JEFF EDER	REIMBURSE MILEAGE	\$ 127.54
DR. JENNIFER LAWLER	CONCRETE FOR SIDEWALK PROGRAM	\$ 141.75
		\$ 794,692.88

Council Member _____ introduced the following Resolution entitled "RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19

WHEREAS, the City of Keokuk, Iowa has adopted the Amended and Restated Twin Rivers Urban Renewal Plan, as amended (the "Plan") for the Twin Rivers Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the project described as providing financial support to Keokuk Economic Development Corporation, (the "Project") within the Urban Renewal Area; and

WHEREAS, the Project is located in the Urban Renewal Area; is described on page ____ of the Plan; does not exceed the projected Project cost estimate on page ____ of the Plan; and, in the judgment of the City Council will further one or more of the objectives of the Plan. Therefore, the Project constitutes a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance costs from the General Fund to pay costs associated with the Project, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2018; and

WHEREAS, the amount of funds to be advanced for the Project is currently estimated at \$60,000.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Keokuk, Iowa, as follows:

Section 1. Pursuant to Ordinance No. 1852, there has been established the Amended and Restated Twin Rivers Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the Project to be an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the Project be advanced from time to time from the General Fund in order to pay the costs of the Project. The advance shall be treated as an internal loan (the "Loan") from the General Fund and the General Fund shall be reimbursed the total actual Project cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Project are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately \$60,000.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2018.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, STATE OF IOWA, this ____ day of _____, 2018.

Mayor

ATTEST:

City Clerk

RESOLUTION NO.

A RESOLUTION APPROVING THE THIRD AND FINAL READING OF ORDINANCE 1984.

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

THAT, the Keokuk City Council approves the third and final reading of Ordinance No. 1984 establishing a Stormwater Utility in the City of Keokuk.

MOVED BY:

SECONDED BY:

Passed this 22nd day of June, 2018.

ROLL CALL:

AYES –

NAYS –

ABSENT –

THOMAS L. RICHARDSON, MAYOR

ATTEST:

JEAN LUDWIG, CITY CLERK

ORDINANCE NO. 1984

**AN ORDINANCE TO ESTABLISH A STORMWATER UTILITY IN THE CITY OF
KEOKUK**

WHEREAS Section 384.84, the Iowa Code, as amended, permits the council to establish a Stormwater utility.

Chapter 13.19 - STORMWATER UTILITY

13.19.010 - Purpose.

(a) The purpose of this chapter is to establish the stormwater utility, authorize charges, rates and fees for use of, and discharge to, the storm and sewer drainage system; to provide a process for appeals from certain decisions of the city council relating to such charges; and to provide for collection of delinquent charges.

(b) The city council finds, determines, and declares that a city managed stormwater drainage system provides benefits and services to all properties within the corporate limits of the City of Keokuk, including, but are not limited to, the provision of adequate systems for collection, conveyance, detention, treatment and release of stormwater for quality and quantity management that minimize impacts on receiving waters, reductions to hazards to property and life resulting from Stormwater runoff, and general improvements to health and welfare through the reduction of undesirable Stormwater conditions. Further, the Council finds that in order to manage additions and improvements to the city stormwater systems, the City must have adequate and stable funding for its stormwater management program operating and capital investment needs, therefore the construction, operation, and maintenance of the city's storm water and sewer drainage system may be funded through user charges imposed for the discharge of storm and surface water to the storm water drainage system, thereby charging those persons and activities using or receiving service from that system, this shall not preclude alternative financing options including but not limited to issuance of public bonds

(c) The city may be required to provide increased quantity or quality controls to mitigate those impacts of pollutants from discharging storm and surface waters into the stormwater and sewer drainage system. Therefore, it is appropriate to impose a storm and surface water user charge upon all users of property which may discharge, directly or indirectly, into the stormwater and sewer drainage system.

13.19.020 - Definitions.

The following words shall have the following definitions when used in this chapter, and any resolution and order adopted pursuant hereto, unless the context requires otherwise or unless such word is expressly defined otherwise:

“Best Management Practices (BMPs)” means the schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

"City" means the City of Keokuk, Lee County, Iowa, and shall include any representative, officer, agent, or employee of the City authorized to act in its behalf.

"Connection" means the physical act or process of directing or allowing the flow of storm and surface waters to the storm water and sewer drainage or drainage line, or joining onto a private storm and sewer water drainage system, for the purpose of connecting private impervious surface or other storm and surface water sources or systems to the public storm and surface water system. It shall also include creation or maintenance of impervious surface that causes or is likely to cause an increase in the quantity or decrease the quality or both from the natural state of stormwater runoff, and which drains, directly or indirectly, to the storm and surface water system.

"Council" means the City Council of Keokuk, Iowa.

"Date of imposition" or "imposition date" means the date designated by the council at which time a charge is imposed and becomes the legal obligation of the user. The obligation may include the cost of services to be provided during the billing period or for services previously provided to the same person under this chapter.

"Days" means calendar days unless otherwise specified.

"Director" means the Director of Public Works and Engineering or his/her designee.

“Discharge” means the release of water and any elements, compounds and particles contained within or upon, from property owned or controlled by a person.

"Equivalent Residential Unit" ("ERU") means a measurement unit based on the impervious surface area of an average improved single-family dwelling lot or parcel within the city (as determined by a statistical sampling performed by the city).

"Impervious surface area" means all land area that has been altered from its natural state such that it does not allow the infiltration and retention of water equivalent to that of undisturbed soil. This shall include, but is not limited to: pavement, buildings, decks, parking areas, and compacted gravel areas. Impervious surface shall not include improved streets, roads and sidewalks within the public right-of-way in residentially zoned areas of the city.

"Occupant" means the person residing or doing business on the property. In a family or household situation, the occupant responsible for the obligations herein imposed shall be the adult heads of the household, jointly and severally. In a dwelling or office sharing situation, the

adult occupant legally responsible for the management or condition of the property shall be responsible.

"Owner" means the owner and/or occupant of any developed property within the limits of City of Keokuk.

"Person" means any individual, public or private corporation, political subdivision, governmental agency, municipality, partnership, association, firm, trust, or any other legal entity whatsoever.

"Rule" means any written standard, directive, interpretation, policy, regulation, procedure or other provision, adopted by the city council as a resolution procedure or other provision, adopted by the city council as a resolution to carry out the provisions of this chapter.

“Stormwater” means Stormwater runoff, snowmelt runoff, and surface runoff and drainage.

“Stormwater and sewer drainage system district” means the geographic area served by the stormwater utility.

“Stormwater and sewer drainage system” means, whether publically or privately owned, all man-made facilities, structures, and natural watercourses, used for collection and conducting stormwater to, through, or from drainage areas to the points of final outlet including, but not limited to, any and all of the following: conduits and appurtenant features, canals, creeks, catch basins, ditches, streams, gullies, ravines, flumes, culverts, siphons, streets, curbs, gutters, dams, floodwalls, levees, and pumping stations. or through which or into which stormwater runoff, surface water, or subsurface water is conveyed or deposited, but which excluded sanitary sewage and industrial wastes, other than properly permitted discharges.

“Stormwater utility” or “Utility” means the utility established under this section for the purpose of managing stormwater and imposing charges for the recovery of costs connected with such stormwater management.

"Undeveloped property" means any real property that has no impervious area.

"User" means any person who uses property which maintains connection to, discharges to, or otherwise receives services from the city for surface water management. The occupant of occupied property is deemed the user. If the property is not occupied, the person who has the right to occupy it shall be deemed the user.

13.19.030 - Stormwater utility and stormwater and sewer drainage system district established.

(a) A stormwater management and drainage systems utility is hereby established within the Department of Public Works, with the City Council as the governing board of said utility. The function of the stormwater management and drainage systems utility within the department of

public works is to provide for the safe and efficient capture of stormwater runoff, mitigate the damaging effects of stormwater runoff, correction of stormwater problems; to fund activities of stormwater management, and include design, planning, regulations, education, coordination, construction, operations, maintenance, inspection and enforcement activities, all for the protection of the public health, welfare, and safety.

(b) The Council may declare all or a certain portion of the city as a stormwater and sewer drainage system district for the purpose of establishing, imposing, adjusting, and providing for the collection of rates as provided in section 3.19.070. The stormwater utility shall be under the direction, management, and control of the Director of Public Works.

(c) All areas within the Keokuk city limits are hereby declared and designated as a "stormwater and sewer drainage system district" within the meaning and intent of, and for the purposes authorized by Iowa Code Section 384.84 (2013). Said district shall be governed by the stormwater utility.

(d) The City stormwater management and drainage system consists of all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage ways, channels, ditches, swales, storm sewers, culverts, inlets, catch basins, pipes, head walls and other structures, natural or man-made, within the political boundaries of the City of Keokuk which control and/or convey stormwater through which the City intentionally diverts surface waters from its public streets and properties. The City owns or has legal access for purposes of operation, maintenance, and improvements to those segments of this system which are located within public streets, rights-of-way, and easements; are subject to easements of rights-of-entry, rights-of-access, rights-of-use, or other permanent provisions for adequate access for operation, maintenance, or improvement of systems and facilities; or are located on public lands to which the City has adequate access for operation, maintenance, and/or improvement of systems and facilities. Operation and maintenance of stormwater systems and facilities which are located on private property or public property not owned by the City and for which there has been no public dedication of such systems and facilities for operation, maintenance, and/or improvement of the systems and facilities shall be and remain the legal responsibility of the property owner. It is the intent of this section to protect the public health, safety and general welfare of all properties and persons in general, but not to create any special duty or relationship with an individual person or to any specified property within or without the boundaries of the City. The City expressly reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages upon the City, its officers, employees and agents arising out of any alleged failure or breach of duty or relationship as may now exist or hereafter be created.

13.19.040 – Powers and duties of the stormwater utility.

The stormwater utility shall explicitly have the following powers, duties, and responsibilities:

- (a) Administer the design, construction, maintenance, and operation of the utility system.

- (b) Administer and enforce this chapter and all ordinances, regulations, and procedures relating to the design, construction, maintenance, operation, and alteration of the utility system, including but not limited to the quantity, quality and/or velocity or stormwater conveyed thereby.
- (c) Acquire, construct, lease, own, operate, maintain, extend, expand, replace, clean, dredge, repair, conduct, manage, and finance such facilities, operations, and activities, as are deemed by the City to be proper and reasonably necessary for a system of storm and surface water management. These facilities may include, but are not limited to, surface and underground drainage facilities, storm sewers, watercourses, ponds, ditches, and such other facilities relating to collection, runoff, treatment and retention as will support a stormwater management system.
- (d) Inspect new and private systems as necessary to determine the compliance of such systems with this chapter and any ordinances or regulations adopted pursuant to this chapter.
- (e) Consider establishing a Stormwater Management Plan to guide the sewer separation project.
- (f) Establish and enforce regulations to protect and maintain water quality within the system in compliance with water quality standards established by State and/or Federal agencies as adopted or amended.
- (g) Annually analyze the cost of services and benefits provided, and the system and structure of fees, charges, fines and other revenues of the utility, and make recommendations regarding adjustment to such fees, charges, fines and other revenues.
- (h) Prepare an annual operating budget for the utility and make recommendations regarding the financing of the cost of extending and replacing the system.
- (i) Under this chapter, the Director, or designated representative will review the rate annually and revise the rate as necessary to ensure that the system generates adequate revenues to meet the costs and expenses for which the rates are collected. The Director shall make recommendations to the City Council as necessary.
- (j) The City Administrator and the Director are hereby authorized to take any and all necessary steps to promulgate such rules as are necessary to implement this chapter.

13.19.050 - Stormwater utility user charge.

The Council may adopt by resolution such charges, rates, and fees for use of the City's stormwater system, and for services provided by the City relating to that system and utility. Such resolution may include delinquency and interest charges and penalties. There is an established a stormwater utility system user charge. Such charges and fees shall be based upon the costs of operation, maintenance, acquisition, extension, and replacement of the City's system, the costs of bond repayment, regulation, administration, stormwater best management cost-share program, and

services of the City. The stormwater utility user charge shall be imposed upon any person who uses or discharges to the public stormwater and sewer drainage system by:

- (a) Maintaining impervious surface connected to (directly or indirectly) and capable of discharge to the public surface water management systems; or
- (b) Actually, discharging storm or surface water into the system.

13.19.060 - Calculation of Equivalent Residential Units (ERU).

This subsection shall be used to determine the number of equivalent residential units (ERUs) for a property. The average impervious surface area was calculated from the most recent aerial photographs available to the city and/or from impervious surface data from approved site plans for specific properties.

- (a) The following shall be determined as impervious surfaces:
 - (1) Pavement, buildings, decks, parking areas, compacted gravel areas, and other surfaces on a parcel which prevent or impede the natural infiltration of stormwater runoff were considered impervious surfaces.
 - (2) Roads. Public roads in residentially zoned areas of the city shall not be included in the measurement of impervious surface areas.
 - (3) Parking and Storage Areas.
 - i. All parking and vehicle storage areas such as parking lots on a measured use parcel shall be considered impervious and subject to the SWU fee.
 - ii. All parking and vehicle storage areas part of a residential use parcel such as garages and driveways shall be considered impervious and subject to the ERU fee.
 - (4) Railroad Facilities. Railroad facilities shall be included in the measurement of impervious area.
 - (5) Landscaping Exempted. Gravel areas that are used for landscaping or foot traffic and are not considered highly compacted shall not be considered impervious for purposes of determining the SWU fee.
- (b) One ERU for the City of Keokuk is equal to 3,080 square feet.
- (c) The ERU will be periodically evaluated and updated as the average amount of impervious surface area on all residential lots within the City.

13.19.070 - Determination of stormwater utility fee.

This subsection shall be used to determine the amount of stormwater utility fee. Fee shall be applicable to all uses following the adoption of stormwater utility ordinance.

The monthly stormwater management service fee is based on the number of equivalent residential units (ERU) which has been calculated for each individual parcel. Based on the ERU calculations, there are three types of uses: undeveloped uses, flat rate uses and measured uses. These are defined as follows:

- (a) "Undeveloped" Uses. A flat stormwater sewer availability charge at the rate of \$0.00 per month.
- (b) "Flat Rate" Uses. Improved properties that qualify under this section as flat rate uses shall be charged at the rate of one ERU per dwelling unit. The following uses shall be defined as "flat rate" uses:
 - (1) Single-Family Residence. A residential structure not attached to another residential structure on one or more parcels of land, providing there are not more than two residential structures on one parcel. This definition also includes trailers, mobile homes, and manufactured homes, if on separate parcels. Two separate dwelling units on a single parcel shall be charged one ERU per dwelling unit.

Three or more residential dwelling units on one parcel, whether attached or unattached, shall be considered a multiple-family residential use.
 - (2) Duplex. Two dwelling units joined to each other with a common wall, or one above the other, on one or two parcels. The units may be under one ownership, or owned separately. Each dwelling unit of the duplex shall be charged one ERU.
 - (3) Multi-Family Residential Use. Three or more dwelling units joined to each other horizontally or vertically, on one or more parcels. The units may be under one ownership or more. Each dwelling unit shall be charged 50% of the ERU rate multiplied by the number of individual dwelling units existing on the property. The owner of the taxed land parcel shall be deemed the user; except where multi-family dwelling units are individually metered.
 - (4) Condominiums. Each living unit of a condominium shall be charged one ERU. Unit is defined as living units and do not include supporting uses, such as garages, even though they may be on separate parcels.
 - (5) Mobile Home Parks. Includes mobile homes on a single tax lot (even if there are more than two per tax lot) under one ownership, where spaces are leased or rented for a mobile home or trailer to be placed. Each space in a mobile home park shall be charged one ERU whether or not there is a mobile home on the space. Other impervious areas contained within the boundaries of the mobile home park shall not be measured. The owner of a taxed lot shall be deemed the user.

(c) “Measured” Uses. Properties that are not flat rate uses shall be measured uses such as commercial retail and office, industrial and manufacturing buildings, storage buildings and storage areas, public and private school buildings, churches, hospitals, parking lots covered with impervious surfaces. For such uses, the impervious surfaces of the property, as defined by rule, shall be measured. The area shall be estimated using one or more of the following: aerial photographs, assessment records, building permits, construction plans, site visits, property tax records, storm and surface water system connection permits, field surveys or other sources deemed reliable by the city connection permits, field surveys or other sources deemed reliable by the city.

This area shall then be divided by three thousand eighty square feet, defined as one equivalent residential unit within the city. All values shall be rounded to the next lowest whole number, but not less than one ERU.

(d) General Policies.

- (1) As to new construction of flat rate and measured use properties, the stormwater utility charge shall commence upon the earlier of the following:
 - i. The issuance of a certificate of occupancy;
 - ii. Ninety (90) days after construction is halted, provided construction is at least fifty percent (50%) complete; or
 - iii. Ninety (90) days after construction is completed, even if a certificate of occupancy has not been issued for the residence.
- (2) No Limit on Charge for a Measured Use. If a use is a measured use, its charge shall not be limited.
- (3) Minimum Charge. The minimum charge for any parcel with impervious areas subject to the SWU charge shall be one ERU.
- (4) Limited Charge. Notwithstanding subsection 13.19.070(d)(2) of this section, cemeteries shall be charged a maximum of fifty dollars per location per month.
- (5) Seasonal Impervious Area. Properties which have areas that are impervious for only a portion of the year shall constitute seasonal impervious area. If an impervious area is in place for more than three months per year, it shall be subject to the SWU charge.
- (6) Miscellaneous.
 - i. No credits, exemptions, or reductions shall be given for impervious surfaces that are submerged for a portion of the year.

- ii. A residence of any kind and a garage for that residence shall be charged one ERU, even if on two adjacent parcels.
- iii. In-ground and above-ground swimming pools are exempted from SWU fees.
- iv. Impervious areas are subject to the SWU fee regardless of the percentage of the entire property occupied by the impervious area.
- v. The city may elect not to bill small measured use properties when the administrative cost of the billing exceeds the revenue generated.

(7) Rates. The ERU rate to be applied to residential, commercial, industrial, institutional, and governmental properties shall be \$3.50. Said rates shall be periodically reviewed by the city council.

13.19.80 – Billing, Payment, Collection

- (a) Collection of Charges. The City, or its designated agent, shall bill and collect stormwater charges in conjunction with billings for other municipal utility services. An accurate and complete record of such billings and collections shall be maintained, and all such funds collected shall be turned over to the City Clerk. The charge due for the billing period shall be the obligation of the user of the public storm system on the imposition date, notwithstanding whether the user is the addressee of the bill.
- (b) Delinquent Date and Penalties. All stormwater service charges billed and collected by the City or its agent shall be subject to the same penalties and rules of delinquency and suspension of service as set out for water service in Chapter 5.20.
- (c) Failure to Pay Stormwater Service Charges. In addition to other penalties for delinquencies, the city may initiate a lien upon the property served by such stormwater services for any and all delinquent service charges in accordance with Section 384.84 of the Code of Iowa.

13.19.90 – Appeals or adjustment of stormwater utility fee.

- (a) Any user who considers its stormwater management fees or stormwater utility charge to be inaccurate, excessive or erroneous may request review thereof by the Stormwater Utility.
- (b) The appeal shall be made by written notice delivered to the city clerk within thirty days from the date of the Director’s denial. The council shall schedule a public hearing on the appeal within thirty days from the date of the appeal and upon failure to do so, the denial shall be deemed affirmed by the council.

If there is no appeal, the decision of the Director is final. Where appeal is taken, the decision of the city council is final.

13.19.100 – Credits.

(a) Conservation design credit.

The City Council, by resolution, shall establish the Conservation design credit, to recognize the reduction in stormwater runoff related to certain conservation design practices. Any reduction in a lot's Total ERU Count must be presented by the property owner to the City for approval using the appropriate forms and providing all required documentation.

13.19.110 – Incentives.

Stormwater Best Management Practices (BMP) cost-share program:

- (1) The City Council, by resolution, may establish a cost-share program to incentivize BMPs to reduce stormwater runoff volume for those properties subject to the stormwater utility fee.

RESOLUTION NO. 80-18

INITIAL PASSAGE this 17th day of May, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

BY: _____
THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

ROLL CALL: O’CONNOR – AYE MOORE – ABSENT PAYNE – ABSENT DADE – AYE
HELENTAL – AYE MORTIMER – AYE GREENWALD – AYE BRYANT – AYE
DUNEK – AYE

AYES – 7

NAYS – 0

ABSENT – 2

RESOLUTION NO. 83-18

SECOND PASSAGE this 7th day of June, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

BY: _____
THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

ROLL CALL: O’CONNOR – AYE MOORE – ABSENT PAYNE – AYE DADE – AYE
HELENTAL – ABSENT MORTIMER – AYE GREENWALD – AYE BRYANT – AYE
DUNEK – AYE

AYES – 7

NAYS – 0

ABSENT – 2

RESOLUTION NO.

FINAL PASSAGE this 22nd day of June, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

BY: _____
THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

ROLL CALL: O’CONNOR – MOORE – PAYNE – DADE –
HELENTAL – MORTIMER – GREENWALD – BRYANT – DUNEK –

AYES –

NAYS –

ABSENT –

Passed this 22nd day of June, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS L. RICHARDSON, 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 June 22, 2018.

JEAN LUDWIG, CITY CLERK

RESOLUTION NO. _____

A Resolution of Support and Financial Commitment for the Main Street Program in the City of Keokuk.

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

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

WHEREAS, the City Council of Keokuk endorses the goal of economic revitalization of the designated Main Street District within the context of preservation and rehabilitation of its historic buildings and supports the continuation of the Main Street Approach as developed by Main Street America and espoused by Main Street Iowa.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Keokuk, Iowa, meeting in regular session on June 22, 2018 that the City of Keokuk hereby agrees to support both financially and philosophically the work of Main Street Keokuk, Inc., designates the Main Street Board to supervise the Executive Director and commits to appoint a city official to represent the City on the local Main Street Board. The source of funds to support Main Street Keokuk, Inc. will be from Hotel Motel Tax.

PASSED, APPROVED, AND ADOPTED THIS 22nd day of June, 2018.

THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

Main Street Iowa Program Agreement

Agreement Number: PS2019 -G300-30

Effective Dates: July 1, 2018 – December 31, 2019

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

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

WHEREAS, The City and Local Main Street Program established a partnership with IEDA in 1986 and desires that the program continue; and

WHEREAS, the IEDA desires to continue the relationship which has been established with the City and the Local Main Street Program;

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

SECTION I. The Local Main Street Program agrees to:

1. Maintain the local program's focus on the revitalization of the designated Main Street district utilizing the Main Street Approach™. This focus should be reflected in the programs annual plan of action, goals and objectives, vision, and mission statement.
2. Employ a paid full-time Executive Director for the Local Main Street Program who will be responsible for the day-to-day administration of the Local Main Street Program in the community. Full-time employment is defined as 40 hours per week dedicated to the Local Main Street Program work. Part time employment is 25 hours per week dedicated to the Local Main Street Program work. The Local Main Street Program and City will work to the best of their ability to provide professional support, competitive compensation, and benefits for the Executive Director position. In the event this position is vacated during the time of this agreement, the Local Main Street Program agrees to fill this position in a reasonable time and provide a written timeline to fill this position to the Main Street Iowa State Coordinator.
3. Develop an accurate position description which includes the rate of compensation and describes the professional activities for which the Executive Director is responsible. A copy of which is to be provided to Main Street Iowa annually.
4. Maintain worker's compensation insurance for the Executive Director and staff.
5. Maintain an office within the designated boundaries of the local Main Street district.
6. Submit monthly performance reports to the IEDA by established deadlines. The reports will document the progress of the Local Main Street Program's activities. Should a Local Main Street Program become three months tardy on submission of monthly reports, program services available through Main Street Iowa will be suspended until the Local Main Street Program has submitted all late reports to become current.
7. Provide Main Street Iowa electronic (via email, web cloud, etc.) examples of local best practices and information demonstrating local success stories (e.g. action plans, marketing materials, quality images, programmatic documents, etc.)
8. Achieve Main Street America National Accreditation at a minimum once every two years. Not achieving Main Street America accreditation at a minimum once every two years will result in termination of this agreement and loss of recognition as a Main Street Program. Details of Main Street America National Accreditation Standards of Performance can be found on the Main Street America website: www.mainstreet.org
9. Participate, as required by Main Street Iowa, in training sessions as scheduled throughout the year. To remain in compliance and to be eligible for Main Street America accreditation, the Local Main Street Program

must have representation at both days, in their entirety, of the three (3) training sessions held annually, indicated as mandatory on the program calendar. In addition, any newly hired Executive Director will be required to participate in Main Street Orientation, as soon after the hire date as feasible. Registration and all related travel expenses for training will be paid by the Local Main Street Program.

10. Work with the City to pass a Resolution of Support of the Local Main Street Program. This resolution must stipulate sources of funding for the program, a commitment to appoint a city official to represent the City on the local Main Street governing board of directors, and that the City will continue to follow the Main Street Approach™ as developed by Main Street America and espoused by Main Street Iowa for Main Street district revitalization.
11. Have a Resolution of Support passed by the Local Main Street Program Board of Directors. This resolution must stipulate a commitment to continue Main Street district revitalization following the Main Street Approach™ as developed by the Main Street America and espoused by Main Street Iowa.
12. Maintain a “Designated Main Street Network” membership with Main Street America.
13. Use the words “Main Street” when referring to and marketing the local program, either as an official part of the organization’s name or as a tagline such as... “A Main Street Iowa Program”. As a designated Main Street Iowa community, the Local Main Street Program is required to include the Main Street America and the Main Street Iowa logos on local program communication materials.
14. Promote the revitalization of the Main Street district through advocacy of tools and resources that support district investment, for example: development incentives, ordinances and policy that promote the revitalization of the district, design guidelines or standards that promote the protection of the traditional character of the district, district development planning, etc.
15. Submit with this signed Program Agreement, one (1) copy the City’s Resolution of Support, one (1) copy of the Local Main Street Program Board of Director’s Resolution of Support, (1) copy of the Executive Director’s current job description, and one (1) completed W-9 of the Local Main Street Program.
16. Not assign this agreement to another organization without obtaining prior written approval of the IEDA.
17. Remain in compliance with the requirements of Main Street Iowa as outlined in this agreement. If the IEDA finds that the Local Main Street Program is not in compliance with the requirements of this program agreement:
 - a. The Local Main Street Program and City will be notified of non-compliance with an “Initial Warning” and given a 90-day probationary period in which to return to compliance. The Initial Warning will include a summary of non-compliant items and provide guidance on how to resolve the issues. During this probationary period, all Main Street Iowa services, with the exception of targeted technical assistance to help the Local Main Street Program mitigate non-compliant items, will be suspended, including eligibility for Main Street Iowa grant applications, awards nominations, and onsite technical assistance. The Local Main Street Program will be reevaluated by Main Street Iowa 90 days following the Initial Warning.
 - b. If the Local Main Street Program has failed to return to compliance as noted in the initial warning, Main Street Iowa may issue a Final Warning and given a second 90-day probationary period in which to return to compliance.
 - c. If the Local Main Street Program is not in compliance within 90 days after the Final Warning, Main Street Iowa may terminate this agreement with the local program. Notice of official termination will be made by a letter of notification from IEDA to the Local Main Street Program, City, and Main Street America. Termination of this agreement will result in the loss of recognition as a Main Street Iowa Program and discontinuation all Main Street Iowa services, activities provided in this agreement, and will cease using the trademarked brand “Main Street” and/or “Main Street Program” in its name or as part of its organization’s identity. Once this agreement is terminated, the community must reapply for Main Street Iowa designation before it can receive Main Street Iowa program services.

SECTION II. The CITY agrees to:

1. Support and partner with the Local Main Street Program's focus on the revitalization of the designated Main Street district utilizing the Main Street Approach™.
2. Invest financially into the operation of the Local Main Street Program.
3. Pass a Resolution to demonstrate the City's support of the Local Main Street Program. This resolution must stipulate sources of funding for the program, a commitment to appoint a city official to represent the City on the Local Main Street Program governing board of directors, and that the City will continue to follow the Main Street Approach™ as developed by the Main Street America and espoused by Main Street Iowa for local Main Street district revitalization efforts.
4. Support the revitalization of the Main Street district through creation of tools and resources that support district investment, for example: development incentives, ordinances and policy that promote the revitalization of the district, design guidelines or standards that promote the protection of the traditional character of the district, district development planning, etc.
5. Support the Local Main Street Program in the completion of the annual Main Street America Accreditation process and compliance with this agreement.

SECTION III. The IEDA agrees to:

1. Administer the Main Street America Accreditation process in Iowa on behalf of Main Street America and recognize Local Main Street Programs and Cities who successfully meet the Main Street America Accreditation Standards.
2. Maintain a team of downtown revitalization specialists, including a Main Street Iowa State Coordinator, to handle communication between the Local Main Street Program, City, the Main Street Iowa Program, and state government agencies.
3. Coordinate at least three (3) statewide training sessions annually for the Local Main Street Program and City based on the combined needs of all Iowa Main Street Communities.
4. Conduct at least three one-day Main Street orientations for all new Executive Directors, board members and volunteers. The Orientation will introduce the Executive Director and Local Main Street Program volunteers and board members to the Main Street Program and to their immediate responsibilities. Orientation meetings will be held in a central Iowa location.
5. Conduct an on-site partnership visit at least once every two years.
6. Provide continuing advice and information to the Local Main Street Program and City.
7. Include the Local Main Street Program and City in the Main Street Iowa network.
8. Provide, as requested and can be scheduled, on-site technical assistance visits to the Local Main Street Program and City with Main Street Iowa personnel in the areas of design, economic vitality, promotion, organization, committee training, board planning retreat facilitation, and action planning.
9. Offer additional optional, regionally hosted trainings throughout the year.

SECTION IV. The PARTIES hereto otherwise agree as follows:

1. The term of this agreement shall be for a period of eighteen months, beginning July 1, 2018, and ending December 31, 2019. It may be extended or revised by a written amendment signed by all three parties.
2. This agreement shall be binding upon and shall insure to the benefit of the parties and their successors.

3. Not to discriminate against any employee or applicant for employment because of race, color, sex, age, disability, creed, religion, sexual orientation, marital status, or national origin. The parties further agree to take affirmative action to assure that employees are treated without regard to their race, color, region, sex, age, disability, creed, religion, sexual orientation, marital status, or national origin during employment.
4. Any one party may terminate this agreement without cause after 30 days written notice to the other two parties.
5. This document memorializes all elements of this agreement, and both incorporates and supersedes any previous agreements or negotiations, whether oral or written.
6. The IEDA is limited to furnishing its technical services to the Local Main Street Program and City and thus nothing contained herein shall create any employer-employee relationship.

IN WITNESS WHEREOF, the parties have executed this agreement.

BY: _____ (Date)
(Mayor *Signature*)

(Mayor *Printed Name*) Keokuk, Iowa
(City)

BY: _____ (Date)
(Board President or Board Vice President *Signature*)

(Board President *Printed Name*) Main Street Keokuk Inc.
(Local Main Street Program)

BY: _____ (Date)
Deborah V. Durham, Director
Iowa Economic Development Authority

2018-2019 Main Street Iowa Program Agreement:

As you will notice from your review of the latest Main Street Iowa Program Agreement, there are several major changes/updates. Below is a summary of some of the major changes from previous years. This is not an all-inclusive list of changes made and we do encourage your program (staff and board) as well as your city partners to review the full program agreement. The locally signed program agreement and accompanying documents are due back to Main Street Iowa by June 30, 2018.

1. In past program agreements, the City and local Main Street program was combined into one “party”. In the new program agreement, the City and local Main Street program are broken out into two separate sections to more clearly outline the supportive local partnership roles.
2. In past program agreements, local Main Street programs were expected to meet the Main Street America National Accreditation standards at least once every three years. In the new program agreement, local Main street programs are expected to meet the Main Street America National Accreditation standards at least once every two years. (Section I.8)
3. In past program agreements, the “probationary period” was very loosely designed. In the new program agreement, the “probationary period” is outlined in more detail. (Section I.17)
4. Verbiage was added to the Local Main Street Program (Section I.14) and City (Section II.4) sections to reinforce the creation/support of local development tools to support Main Street district revitalization.
5. Past program agreements were for a two-year term running on the state’s fiscal year of July 1 through June 30. The new program agreement will run for an 18-month term from July 1, 2018 through December 31, 2019. In future years, the program agreement will run on a 12-month term aligning with the calendar year and Main Street America National Accreditation process.

Use this rough timeline as a guidepost to complete the program agreement.

- March/April: Main Street board review, approve through resolution, and president signature.
- April/May: Local Main Street program present & review program agreement with City staff.
- May/June: Present to City Council/Mayor for City approval through resolution & signature.
- June: Send agreement and required accompanying documents to Main Street Iowa.

Please don’t hesitate to contact Michael Wagler (Michael.Wagler@iowaeda.com or 515.348.6184) if your program or city partners have any questions relating to the Main Street Iowa Program Agreement.

RESOLUTION NO.

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

THAT, the City Council hereby approves the Investment Policy for fiscal year 2018-2019 for the City of Keokuk.

INVESTMENT POLICY CITY OF KEOKUK, IOWA

SECTION I - SCOPE OF INVESTMENT POLICY

The Investment Policy of the City Council of the City of Keokuk, Iowa shall apply to all operating funds, bond proceeds and other funds: and to all investment transactions involving operating funds, bond proceeds and other funds that are accounted for in the financial statements of the City of Keokuk. Each investment made pursuant to this Investment Policy must be authorized by applicable law and this written Investment Policy.

The investment of bond funds or sinking funds shall comply not only with this Investment Policy, but also be consistent with any applicable bond resolution.

This Investment Policy is intended to comply with Iowa Code Chapter 12B.

Upon passage and upon future amendment, if any, copies of this Investment Policy shall be delivered to all of the following:

1. The Mayor and City Council.
2. All depository institutions or fiduciaries for public funds of the City Council.
3. The auditor engaged to audit any fund for the Keokuk City Council.

SECTION 2 - DELEGATION OF AUTHORITY

In accordance with Section 12B.10B, the responsibility for conducting investment transactions resides with the Finance manager of the City of Keokuk. Only the finance manager and those authorized by ordinance may invest public funds and a copy of any empowering ordinance shall be attached to this investment policy.

The Finance manager shall establish a written system of internal controls and investment practices. The controls shall be designed to prevent losses of public funds, to document those officers and employees of the City of Keokuk, both internal and external, responsible for elements of the investment process and to address the capability of investment management. The controls shall provide for receipt and review of the audited financial statement and related report on internal control structure of all outside persons performing any of the following for this public body:

1. Investing public funds.
2. Advising on the investment of public funds.
3. Directing the deposit or investment of public funds.

A Bank, Savings and Loan Association or Credit Union providing only depository services shall not be required to provide an audited financial statement and related report on internal control structure.

The Finance manager of the City of Keokuk, and all employees authorized to place investments, shall be bonded per City Council Resolution.

SECTION 3 - OBJECTIVE OF INVESTMENT POLICY

The primary objective, in order of priority, of all investment activities involving the financial assets of the City of Keokuk shall be the following:

1. **SAFETY:** Safety and preservation of principal in the overall portfolio is the foremost investment objective.
2. **LIQUIDITY:** Maintaining the necessary liquidity to match expected liabilities is the second investment objective.
3. **RETURN:** Obtaining a reasonable return is the third investment objective.

SECTION 4 - PRUDENCE

The finance manager of the City of Keokuk, when investing or depositing public funds, shall exercise the care, skill, prudence and diligence under the circumstances then prevailing that a person acting in a like capacity and familiar with such matters would use to attain the Section 3 investment objectives. This standard requires that, when making investment decisions, the finance manager shall consider the role that the investment or deposit plays within the portfolio of assets of the City of Keokuk and the investment objectives stated in Section 3.

When investing assets of the City of Keokuk for a period longer than 30 days, the finance manager shall utilize competitive investments from the City's approved depositories.

SECTION 5 - INSTRUMENTS ELIGIBLE FOR INVESTMENT

Assets of the City of Keokuk may be invested in the following:

1. Interest bearing savings accounts and interest bearing checking accounts at any bank, savings and loan association or credit union in the State of Iowa. Each bank must be on the most recent Approved Bank List as distributed by the Treasurer of State of Iowa or as amended as necessary by notice inserted in the monthly mailing by the Rate Setting Committee. Each financial institution shall be properly declared as a depository by the City of Keokuk. Deposits in any financial institution shall not exceed the sum approved by separate resolution of the Keokuk City Council.
2. Obligations of the United States government, its agencies and instrumentalities.
3. Certificates of Deposit and other evidences of deposit at federally insured Iowa depository institutions approved and secured pursuant to Chapter 12B.
4. Interest bearing accounts in the Iowa Public Agency Investment Trust, a jointly sponsored program for members of the Iowa League of Cities, The Iowa State Association of Counties and the Iowa Association of Municipal Utilities.

SECTION 6 - PROHIBITED INVESTMENTS AND INVESTMENT PRACTICES

Assets of the City of Keokuk shall not be invested in the following:

1. Reverse repurchase agreements.
2. Futures and options contracts.

Assets of the City of Keokuk shall not be invested pursuant to the following investment practices:

1. Trading of securities for speculation or the realization of short-term trading gains.
2. Pursuant to a contract providing for the compensation of an agent or fiduciary based upon the performance of the invested assets.
3. If a fiduciary or other third party with custody of public investment transaction records of the City of Keokuk fails to produce requested transaction records when requested by this public body within a reasonable time, the City of Keokuk shall make no new investment with or through the fiduciary or third party and shall not renew maturing investments with or through the fiduciary or third party.

SECTION 7 - INVESTMENT MATURITY LIMITATION

Operating Funds must be identified and distinguished from all other funds available for investment. Operating Funds are defined as those funds which are reasonably expected to be expended during a current budget year or within fifteen months of receipt.

All investments authorized in Section 5 are further subject to the following investment maturity limitations:

1. Operating Funds may only be invested in instruments authorized in Section 5 of this Investment Policy that mature within three hundred ninety-seven (397) days.
2. The finance manager may invest funds of the City of Keokuk that are not identified as Operating Funds in investments with maturities longer than three hundred ninety-seven (397) days. However, all investments of the City of Keokuk shall have maturities that are consistent with the needs and use of the City Council.

SECTION 8 - DIVERSIFICATION

Where possible, it is the policy of the City of Keokuk to diversify its investment portfolio. Assets shall be diversified to eliminate the risk of loss resulting from over concentration of assets in a specific maturity, a specific issuer, or a specific class of securities. In establishing specific diversification strategies, the following general policies and constraints shall apply:

1. Portfolio maturities shall be staggered in a way that avoids undue concentration of assets in a specific maturity sector. Maturities shall be selected which provide stability of income and reasonable liquidity.
2. Liquidity practices to ensure that the next disbursement date and payroll date are covered through maturing investments, marketable U.S. Treasury Bills or cash on hand shall be used at all times.
3. Risks of market price volatility shall be controlled through maturity diversification so that aggregate price losses on Instruments with maturities approaching one year shall not be greater than coupon interest and Investment Income received from the balance of the portfolio.

SECTION 9 - SAFEKEEPING AND CUSTODY

All invested assets of the City of Keokuk involving the use of a Public Funds Custodial Agreement, as defined in Section 12B.10, shall comply with all rules adopted pursuant to Section 12B.10C. All custodial agreements shall be in writing and shall contain a provision that all custodial services be provided in accordance with the laws of the State of Iowa. The custodial agreement will be signed by the Mayor, the City finance manager and the third party custodian.

SECTION 10 - ETHICS AND CONFLICT OF INTEREST

The finance manager and all officers and employees of the City of Keokuk involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

SECTION 11 - REPORTING

The finance manager's records shall be maintained and can be made available upon request through the city finance office.

SECTION 12 - INVESTMENT POLICY REVIEW AND AMENDMENT

This Investment Policy shall be reviewed annually or more frequently as appropriate. Notice of amendments to the Investment Policy shall be promptly given to all parties noted in Section 1.

MOVED BY:

SECOND BY:

Passed this 22nd day of June, 2018.

AYES -

NAYS -

ABSENT –

THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A CITY OF KEOKUK PURCHASING POLICY FOR ALL PURCHASES MADE UNDER AUTHORITY OF THE CITY COUNCIL FOR FISCAL YEAR 2018-2019

WHEREAS, purchasing policies and procedures provide guidance to city employees in obtaining materials, services and equipment at the lowest total projected costs, consistent with the quality needed for effective use and to be consistent, equitable and avoid impropriety or the appearance of impropriety; and

WHEREAS, purchasing policies and procedures should be designed to provide fair competition, cost effectiveness, transparency, public accountability and to avoid conflicts of interest; and

WHEREAS, the purchasing policies and procedures need to be reviewed and amended from time to time to provide effective and efficient administration on the City's purchasing functions; and

WHEREAS, the City Administrator is responsible for the efficient administration of departments of the City and the administration of the adopted City budget.

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

That the attached City of Keokuk Purchasing Policy regarding the requirements for all purchases made under the authority of the City Council of the City of Keokuk is hereby approved for fiscal year 2018-2019

Passed this 22nd day of June, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
Thomas L. Richardson, Mayor

Attest: _____
Jean Ludwig, City Clerk

Purchasing Policy

Pursuant to Resolution No.

Keokuk City Council

6/22/2018

The intent of the Purchasing Policy is to establish guidelines to promote efficient use of limited resources and ensure sound financial stewardship.

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Purpose

The City of Keokuk Purchasing Policy is hereby created to:

1. Clarify certain procedures and safeguards governing purchases of supplies and services by the City.
2. Provide for increased public confidence in the procedures followed in City purchasing decisions.
3. Ensure the fair and equitable treatment of all persons who involved with the City's purchasing procedures.
4. Provide increased economy in City purchasing activities and maximize the purchasing value of public monies for the City.

Purchasing Responsibilities

City Council

1. Adopt the annual operating budget to determine levels of expenditure by fund, department, and program, including capital expenditures.
2. Review, adopt, approve, and/or award capital, equipment, and contractual service purchases over \$35,000.

City Administrator

1. Ensure budgeted levels for each fund are not exceeded.
2. Approve all purchases between \$15,000 and \$35,000.
3. Present purchasing recommendations to the Council for purchases over \$46,000
4. Approve purchases of new and used equipment \$35,000 - \$46,000 which has been approved for purchase that year in the City's capital projects. Notify Council of purchase at next regularly scheduled meeting.
5. Coordinate purchases between departments.
6. Ensure compliance with City of Keokuk purchasing policy.

City Clerk

1. Monitor expenditures and advise City Administrator of monthly expenditure rates.
 - a. Design and maintain any and all necessary purchasing forms.
 - b. Maintain a list of City personnel authorized to make purchases.

Department Heads

1. Inform all personnel in their department of these purchasing policies.
2. Ensure budgeted levels for line items are not exceeded.
3. Plan purchases (including budgeted items) in order to allow the department sufficient time to obtain proposals or quotations, determine best vendor, and issue contracts.
4. Submit requisitions to the Finance Department.
5. Approve purchases less than \$15,000

Staff-level Employees

1. All employees must be authorized by their department head to make purchases prior to exercising the authority to purchase.
 - a. Certain employees may be granted a standing purchasing limit by their Department Head. Employees will not be granted a standing purchasing limit that exceeds the limit of their Department Head.
 - b. Employees also may be given approval by their department head on a case-by-case basis to make certain purchases.
2. Employees who have been approved to make minor purchases are encouraged to make such purchases from local vendors within the City limits.
3. When making purchases, employees are to put their signature and department name on the invoice. All invoices need to be turned in to the employees' respective departments on a daily basis.

Note: Items that are budgeted are still subject to the procedures set forth in this document.

Prohibited Purchases

The following purchases cannot be made from City funds:

1. The purchase of any illegal substance or services.
2. Gambling related purchases.
3. Purchases made for personal benefit with no value to the City.
4. Any purchase not done in accord with Iowa law or these policies.

General Procurement Guidelines

Purchases Exceeding \$46,000

Contracts for goods or services exceeding \$46,000 shall be awarded by the City Council through competitive bidding or a competitive quote process (some exclusions to City Council approval are contained in this policy). When deemed legal by the city attorney, a competitive quote process may be approved by the city administrator.

Process for Obtaining Council Approval

1. All purchases or service contracts totaling more \$46,000 shall require a separate agenda item.
2. All purchases or service contracts shall be accompanied by a written recommendation from the City Administrator or appropriate department head for award.

Purchasing Between \$15,000 and \$35,000

Purchases of goods or services greater than \$15,000 but less than \$35,000 will require at least three documented attempts to receive price quotes and require the Department Head to submit applicable documentation to the Administration Office. Quotes may be solicited in person, by telephone, from websites, or in writing, but the solicitation must be documented in writing for the purchase to be authorized. A purchase order must be signed by the Department Head prior to ordering.

Purchases under \$15,000

Purchases of goods or services totaling less than \$15,000 shall not require multiple quotes if the prices are considered to be reasonable. Informal quotes are encouraged. No purchase order is required.

Local Preference

The City may consider local preference when purchasing goods and services from suppliers located within the City limits of Keokuk under the following conditions:

1. The goods or services offered by a vendor located within the City limits or the State of Iowa must be equal to or exceed the minimum specifications required.
2. The amount of the quotation of the vendor located within the City of Keokuk is not more than 10% greater than the amount of the low quotation of the vendor located outside of the City limits.

Reoccurring Purchases

For services or products that are required more than once a year, the aggregate total of the purchases will be used to determine the purchasing procedures that should be followed.

Reoccurring purchases will not be subject to the competitive sealed bid process, unless requested by the City Administrator.

Real Estate Acquisition

1. An appraisal is required:
 - a. Unless there are other means available to determine a fair value; or
 - b. The acquisition price is less than \$50,000
2. The City Council must approve all contracts for property acquisition over \$25,000.
3. Outside of normal city council approval, the Mayor may approve the purchase of real property (less than \$25,000) and the City Administrator may approve the purchase of real property (less than \$25,000).

Procedures for Competitive Bidding

[State requirements will be followed for all public improvement projects for horizontal and vertical infrastructure.]

General Procedures

1. **Invitation for Bids** – An invitation for bids shall be mailed or emailed to those vendors on the established vendor list that have indicated an interest in bidding on City product or service contracts being bid, and shall be posted on the City's web page at least 7 days in advance (when available) of the due date for submission of bids. Items requiring publication in the newspaper will also be published at least 4 days in advance of the due date for submission of bids. The notice shall be filed with the City Clerk and shall be open to public inspection. Bid bonds may be required if determined by the City Administrator.

2. **Bid Opening** – Bids shall be opened by an appropriate representative of the city. The amount of each bid shall be announced, and other relevant information shall be recorded along with the name of each bidder.
3. **Bid Evaluation** – Bids shall be evaluated based on the requirements set forth in the Invitation for Bids, which may include criteria to determine acceptability, such as inspection, testing, quality, and suitability for a particular purpose.
4. **Award** – The contract shall be awarded or rejected with reasonable promptness. Award may be made to the lowest responsible bidder who submits a responsive bid. The City reserves the right to reject all bids, accept a higher bid for any practical reason (after stating said reason in writing), and/or enforce local preference.

Vendor List

1. The City shall maintain a list of vendors who have expressed an interest in being notified of City bid contracts. The list shall be maintained by the City Clerk and organized by type of product or service.
2. The City of Keokuk shall comply with and shall only do business with contractors and vendors who comply with all Federal and State laws, executive orders, and rules and regulations that govern public contracts.
3. The City Administrator has the discretion to bar any vendor who has failed to comply with a previous quote, bid, or contract with the City. Any such vendor shall be sent a written notice of the decision, and the decision to bar a vendor from participating in City purchases may be appealed to the City Council.

Purchases Not Subject to Competitive Sealed Bidding

Purchases made under the following circumstances shall not require competitive sealed bidding:

1. When the purchase is of an emergency nature.
2. When the price is prescribed by law.
3. When the method of acquisition is prescribed by law.
4. When the supplier is the sole source.
5. When the good or service is available from another governmental entity or a contract with the State of Iowa at a price deemed less than commercially available.
6. Certain professional services described in the Professional Services Section.
7. In the case of repairs of heavy equipment or vehicles when the extent of repair cannot be determined, or when specifications cannot practically be prepared.
8. When used equipment is purchased.
9. When equipment is preapproved by the City Administrator and is purchased through an auction.

Professional Services

In an effort to maintain ongoing contractual relationships, the City of Keokuk shall not require competitive bidding for certain types of professional services. The City Council must consider all contracts for professional services which exceed \$35,000. Unless otherwise required by State or Federal Law or other requirements specific to projects (funding requirements), the following professional service providers may not be subject to competitive bidding:

1. Attorneys representing the City
5. Architects/Designers

2. Certified Grant Administrators
3. Financial Advisors
4. Consultants
6. Technicians
7. Engineers

Change Orders

Change orders are issued to address changes in terms and conditions associated with unforeseen problems not addressed in the bidding or contract document or changes/modifications that are recommended after a contract is awarded.

1. Change orders under \$25,000 may be approved by the City Administrator.
2. Approval for change orders over \$25,000 must be considered by the City Council, unless the project is still within budget or it is in the best interest of the City for a change order to be implemented prior to the next regularly scheduled meeting of the City Council. In such circumstances, the City Administrator shall have the authority to authorize the change and will notify the City Council of the action.

Sole Source Purchasing

The Mayor, City Council, City Administrator, or Department Heads are the only authorities empowered to exempt the purchase of goods from competitive selection processes based on the following qualification:

1. One vendor is the only one qualified or eligible or is quite obviously the most qualified or eligible to provide the good; or
2. The procurement is of such a specialized nature or related to a specific geographic location that only a single source, by virtue of experience, expertise, proximity, or ownership of intellectual property rights, could most satisfactorily provide the good; or
3. Applicable law requires, provides for, or permits use of a sole source procurement; or
4. The federal government or other provider of funds for the goods being purchased (other than the state of Iowa) has imposed clear and specific restrictions on the use of the funds in a way that restricts the procurement to only one vendor; or
5. The procurement is an information technology device that is systems software or an upgrade, or compatibility is the overriding consideration, or the procurement would prevent voidance or termination of a warranty, or the procurement would prevent default under a contract or other obligation.
6. Review and concurrence by the City Attorney that the item is a justified Sole Source Procurement

***A sole source procurement shall be avoided unless clearly necessary and justifiable.**

RESOLUTION NO. _____

**A RESOLUTION SETTING FISCAL YEAR 2018-2019 SALARIES FOR PERSONNEL
OF THE CITY OF KEOKUK EFFECTIVE JULY 1, 2018**

WHEREAS, City of Keokuk is an Iowa Municipality that employs numerous employees performing a wide variety of tasks; AND

WHEREAS, The City of Keokuk seeks to provide a competitive compensation package for its employees;

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

That the following salaries and wages be adopted for the Fiscal Year 2018-2019

EMPLOYEE	TITLE/POSITION	FT/PT	BASE PAY 18-19	CLASSIFICATION
Dave Hinton	Police Chief	FT	74,283.00	EXEMPT
D. Whitaker	Asst. Police Chief	FT	60,166.00	EXEMPT
Kevin Church	Police Captain	FT	56,155.00	NONEXEMPT
Robert Hafliger	Police Captain	FT	56,155.00	NONEXEMPT
Broc Galbreath	Police Captain	FT	56,155.00	NONEXEMPT
Brian DePriest	Police Captain	FT	56,155.00	NONEXEMPT
Zeth Baum	Police Sergeant	FT	53,497.00	NONEXEMPT
Jeff Mullin	Police Sergeant	FT	53,497.00	NONEXEMPT
Sergeant	Police Sergeant	FT	53,497.00	NONEXEMPT
Sergeant	Police Sergeant	FT	53,497.00	NONEXEMPT
Andrew Whitaker	Police Detective	FT	50,502.00	NONEXEMPT
Steve Dray	Police Detective	FT	50,502.00	NONEXEMPT
Scott Kindig	Officer 1st Class	FT	51,049.00	NONEXEMPT
Ivan Parrish	Officer 1st Class	FT	51,049.00	NONEXEMPT
Greg Hymes	Officer 1st Class	FT	51,049.00	NONEXEMPT
Brad Johnson	Officer 1st Class	FT	51,049.00	NONEXEMPT
Jacob Moore	Officer 1st Class	FT	51,049.00	NONEXEMPT
Justina Mortimer	Officer 1st Class	FT	51,049.00	NONEXEMPT
J. Gronewold	Officer 1st Class	FT	51,049.00	NONEXEMPT

Craig Bastert	Patrolman 2nd Class	FT	47,589.00	NONEXEMPT
Tanner Walden	Officer 2nd Class	FT	47,589.00	NONEXEMPT
Courtney Dalton	Officer 3 rd Class	FT	41,829.00	NONEXEMPT
Cody Schlueter	Probationary Officer	FT	40,603.00	NONEXEMPT
Alex. Harvey	Probationary Officer	FT	40,603.00	NONEXEMPT
Nathan DeSpain	Probationary Officer	FT	40,603.00	NONEXEMPT
Brett Davis	Comm. Supervisor	FT	40,868.00	NONEXEMPT
Michelle Seaver	Data Entry Clerk I	FT	32,625.00	NONEXEMPT
Jane Watson	Data Entry Clerk I	FT	32,625.00	NONEXEMPT
Tom Crew	Animal Control Officer	FT	33,286.00	NONEXEMPT
Gabe Rose	Fire Chief	FT	74,283.00	EXEMPT
Mark Vogel	Asst. Fire Chief	FT	60,166.00	NONEXEMPT
J.W. Guy	Asst. Fire Chief	FT	60,166.00	NONEXEMPT
Pat McNally	Asst. Fire Chief	FT	60,166.00	NONEXEMPT
Greg Uhlmeyer	Fire Lieutenant	FT	55,460.00	NONEXEMPT
Rick Marlin	Fire Lieutenant	FT	55,460.00	NONEXEMPT
Stacey Johnston	Fire Lieutenant	FT	55,460.00	NONEXEMPT
Damon Cackley	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Mike Winn	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Marcus Davis	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Edward Love	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Ryan Haney	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Joe McNally	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Chance Nye	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Nate Ames	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Matt Eaton	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Jason Crew	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Caleb Atterberg	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Ryan Clark	Firefighter 1st Class	FT	51,310.00	NONEXEMPT
Tom Richardson	Mayor	FT	16,212.00	EXEMPT
	City Administrator	FT	120,000.00	EXEMPT
Robert Morgan	Sanitation Manager	FT	52,279.00	EXEMPT
Tom Beard	Street/Vehicle Maint. Mgr.	FT	53,379.00	EXEMPT
Chuck Pietscher	WPC Superintendent	FT	74,283.00	EXEMPT
Mark Weirather	WPC Chief Operator	FT	53,248.00	EXEMPT
Carl Lawson	Sewer Maint. Manager	FT	58,331.00	EXEMPT
Bob Weis, Jr.	Bridge,Cemetery, Park Mgr.	FT	50,176.00	EXEMPT
Mark Bousselet	Public Works Director	FT	69,527.00	EXEMPT
Jason Schmitt	Engineering Tech I	FT	45,369.00	NONEXEMPT
John Reiter	Engineering Tech	FT	43,433.00	NONEXEMPT

David Glasscock	WPC Chemist	FT	51,128.00	NONEXEMPT
Arletta Lumetta	WPC Secretary/Clerk	FT	34,594.00	NONEXEMPT
Jean Ludwig	City Clerk	FT	44,040.00	NONEXEMPT
Annette Peevler	Admin. Secretary	FT	34,569.00	NONEXEMPT
Amy Benson	Deputy City Clerk	FT	39,846.00	NONEXEMPT
Pam Broomhall	Comm. Dev. Director	FT	56,953.00	EXEMPT
Kathie Mahoney	Code Enforce. Officer	FT	36,523.00	NONEXEMPT
Amy Dietsch	Account Clerk I	FT	28,354.00	NONEXEMPT
S. Masterson	Human Res./Payroll	FT	30,535.00	NONEXEMPT
Doug Bergheger	Cemetery Foreman	FT	21.05/hr	NONEXEMPT
Ken Thomas	Cemetery Maint.	FT	20.14/hr	NONEXEMPT
Roy Bell	Bridge Foreman	FT	21.05/hr.	NONEXEMPT
Tony Arrowood	Bridge Maintenance	FT	20.14/hr	NONEXEMPT
New Employee	Bridge Maintenance	FT	20.14/hr	NONEXEMPT
Dennis McGinnis	Park Foreman	FT	21.05/hr.	NONEXEMPT
New Employee	Park Maintenance	FT	20.14/hr	NONEXEMPT
Pete Benson	Class A Mechanic	FT	21.27/hr	NONEXEMPT
Ron Symmonds	Mechanic Foreman	FT	21.52/hr	NONEXEMPT
Doug Seabold	Class A Mechanic	FT	21.27/hr	NONEXEMPT
Dan Jefferson	Sanitation Foreman	FT	21.05/hr	NONEXEMPT
Todd Bullard	Sanitation Maint.	FT	20.69/hr.	NONEXEMPT
Dave Johnson	Sanitation Maint.	FT	20.69/hr	NONEXEMPT
Matt Briggs	Sanitation Maint.	FT	20.69/hr	NONEXEMPT
Darren Bode	Sewer Maint. Foreman	FT	21.05/hr.	NONEXEMPT
Ed Rude	Sewer Maintenance	FT	20.69/hr	NONEXEMPT
Chris Hughes	Sewer Maintenance	FT	20.69/hr	NONEXEMPT
Nic Ashworth	Sewer Maintenance	FT	20.69/hr	NONEXEMPT
Brian Bruce	Sewer Maintenance	FT	20.69/hr	NONEXEMPT
Thomas Ketterer	Street Foreman	FT	21.05/hr.	NONEXEMPT
Jim Murphy	Street Maintenance	FT	20.14/hr	NONEXEMPT
Chad Sparrow	Street Maintenance	FT	20.14/hr	NONEXEMPT
Dennis Rose	Street Maintenance	FT	20.14/hr	NONEXEMPT
Brett Abston	Street Maintenance	FT	20.14/hr	NONEXEMPT
Jon Marshall	Street Maintenance	FT	20.14/hr	NONEXEMPT
Larry Bevard	Operator Grade III	FT	23.51/hr	NONEXEMPT
Mark Neuendorf	Maint. Operator	FT	23.51/hr	NONEXEMPT
Tom Wills	Operator Grade IV	FT	24.21/hr	NONEXEMPT
Ryan Bell	Operator Grade II	FT	22.65/hr	NONEXEMPT
Shannon St. Clair	Operator Grade II	FT	22.65/hr	NONEXEMPT
Emily Rohlfs	Library Director	FT	54,052.00	EXEMPT
Tonya Boltz	Patron Services	FT	31,786.00	NONEXEMPT

Monica Winkler	Business Mgr.	FT	36,821.00	NONEXEMPT
Angela Gates	Patron Services Clerk	FT	24,681.00	NONEXEMPT
Teri Terford	Sr. Circulation Clerk	FT	27,613.00	NONEXEMPT
Tammy Phillips	Circulation Clerk	FT	22,438.00	NONEXEMPT
Kathleen Cook	Youth Services	FT	30,671.00	NONEXEMPT
C. Brotherton	Lab Tech	PT	18.78/hr	NONEXEMPT
	Library Pages	PT	\$7.25/hr	NONEXEMPT
	River Museum Curators	PT	8.25-10.53/hr	NONEXEMPT
	Animal Control Assistants	PT	8.00 – 8.25/hr	NONEXEMPT
Sue Dickson	Public TV Coordinator	PT	9.38/hr	NONEXEMPT
Denise Estrada	Pool Manager	PT	8,200.00/season	NONEXEMPT
	Pool Assistant Managers	PT	10.25/hr	NONEXEMPT
	Asst. Concession Mgr.	PT	8.60/hr	NONEXEMPT
	Life Guards	PT	8.00 - 8.60/hr	NONEXEMPT
	Pool Concessions	PT	7.75-8.15/hr	NONEXEMPT
	General Pool Workers	PT	7.75-8.15/hr	NONEXEMPT
Robert Weis, Sr.	Prisoner Supervisors	PT	10.00/hr	NONEXEMPT
				NONEXEMPT

Passed this 22ND day of June, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
 THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
 JEAN LUDWIG, CITY CLERK

RESOLUTION NO.

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

THAT, Cole O'Donnell, the City Administrator of the City of Keokuk, Iowa be appointed to serve the remainder of a one year term for Aaron Burnett to the SEIRPC Board of Directors. That the term expires January 1, 2019.

Passed this 22nd day of June, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION
AND A PUBLIC HEARING ON A PROPOSED AMENDMENT
NO. 3 TO THE AMENDED AND RESTATED TWIN RIVERS
URBAN RENEWAL PLAN IN THE CITY OF KEOKUK,
STATE OF IOWA

WHEREAS, by Resolution No. 96-08, adopted April 24, 2008, this Council approved and adopted the Amended and Restated Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for Twin Rivers Urban Renewal Area ("Area" or "Urban Renewal Area"), combining the Keokuk Senior Housing Limited Partnership Development Urban Renewal Area, Downtown Urban Renewal Area, and the North Main Street Urban Renewal Area, together with additional property, with the Twin Rivers Urban Renewal Area of the City of Keokuk, Iowa; and

WHEREAS, by Resolution No. 310-13, adopted May 2, 2013, this City Council approved and adopted an Amendment No. 1 to the Plan which did not add any land; and

WHEREAS, by Resolution No. 34-16, adopted March 17, 2016, this City Council approved and adopted an Amendment No. 2 to the Plan which removed land from the Area; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

Beginning at the intersection of the centerline of U.S. Highway 218 and the centerline of Plank Road; thence Southeasterly along said centerline of Plank Road to the centerline of Eicher Street; thence East along said centerline of Eicher Street to the centerline of Middle Road; thence South along said centerline of Middle Road to the centerline of Washington Street; thence East along said centerline of Washington Street to the centerline of Orleans Avenue; thence Southeasterly along said centerline of Orleans Avenue to the centerline of North 17th Street; thence Northeasterly along said centerline of North 17th Street to the intersection of said centerline of North 17th Street extended and the ordinary high water mark of the Mississippi River; thence Southerly and Westerly along said ordinary high water mark of the Mississippi River to the intersection of said ordinary high water mark of the Mississippi River and the ordinary high water mark of the Des Moines River; thence West along said ordinary high water mark of the Des Moines River to the intersection of said ordinary high water mark of the Des Moines River and the West line of Section 34 in Township 65 North, Range 5 West; thence North along said West line of Section 34 to the North line of said Section 34; thence East along said North line of Section 34 to the intersection of said North line of Section 34 and the East right-of-way of U.S. Highway 61; thence South along said East right-of-way of U.S. Highway 61 to the intersection of said East right-of-way of U.S. Highway 61 and the North right-of-way of U.S. Highway 136; thence Easterly along said North right-of-way of

U.S. Highway 136 to the North-South center of section lines of Sections 35, 26 and 23, Township 65 North, Range 5 West; thence north along the said North-South center of section line of Sections 35, 26 and 23 in said Township and Range to the intersection of the centerline of Johnson Street Road; thence West along said centerline of Johnson Street Road to the centerline of U.S. Highway 61 and Johnson Street Road; thence West along said centerline of Johnson Street Road, 560 feet; thence North, 305 feet; thence West 339 feet to the center of Kindustry Road; thence South along the center of Kindustry Road 306 feet to the center of Johnson Street Road; thence West along the center of said Johnson Street Road, 514 feet; thence around the boundary of Kindustry Park through the following described courses; N 00° 13' 32" W, 773.25'; thence N 89° 54' 40" W, 169.0 feet; thence S 00° 13' 32" E, 318.95 feet; thence N 80° 08' 03" W, 503.33 feet; thence N 00° 33' 34" W, 785.29 feet to the South line of the N.W. ¼ of Section 22; thence N 89° 48' 33" W along said South line 232.49 feet; thence N 09° 29' 38" W, 280.88 feet; thence N 89° 18' E, 16.7 feet; thence N 09° 27' 38" W; 406.82 feet; thence N 00° 26' 37" W, 297.8 feet; thence S 89° 33' 23" W, 137.12 feet to the East R.O.W. line of Varner Road; thence N 00° 26' 38" W along said R.O.W., 341.18 feet to the Northwest corner of Lot 10 in Kindustry Park; thence S 89° 44' 58" E along the North line of Kindustry Park 2,487.45 feet to the Northeast corner of Lot 1 in Kindustry Park; thence continuing S 89° 44' 58" E (leaving Kindustry Park) 65 feet to the center of U.S. Highway 61; thence North along the center of said U.S. Highway 61, a distance of 5,720 feet; thence N 57° 00' E, 210 feet, more or less, to the Southwesterly R.O.W. line of the BNSF Railroad extended; thence Southeasterly along said R.O.W. line extended, 230 feet, more or less to the Northwesterly corner of the BNSF Railroad R.O.W.; thence Northeasterly, 50' to the Northeasterly R.O.W. of the BNSF Railroad; thence Southeasterly along said R.O.W. line, 290 feet more or less to a property line; thence Northeasterly along said property line, 900 feet, more or less, to the centerline of Main Street Road (U.S. Highway 218); thence Southeasterly along said centerline of U.S. Highway 218 to the point of beginning.

AMENDMENT NO. 1 AREA

Did not add or remove land.

AMENDMENT NO. 2 AREA

Removed land as follows:

Beginning at the west corner of lot 7, Fayette Square, City of Keokuk, Lee County, Iowa; thence northeasterly one-hundred and sixty feet (160') to the west corner of lot 6, thence southeasterly three hundred feet (300') to the south corner of lot 1, thence southwesterly one hundred and sixty feet (160') to the south corner of lot 12, thence northwesterly three hundred feet (300') and to the point of beginning.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 3 to the Plan ("Amendment No. 3" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the list of eligible projects to be undertaken within the Urban Renewal Area; and

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

WHEREAS, this proposed Amendment No. 3 to the Urban Renewal Area does not add or remove land; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 3 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 3 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 3 required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on June 29, 2018, in the Council Chambers, City Hall, 415 Blondeau Street, Keokuk, Iowa, at 1:00 P.M., and the Mayor, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed Amendment No. 3, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
THE CITY OF KEOKUK, STATE OF IOWA AND ALL
AFFECTED TAXING ENTITIES CONCERNING THE
PROPOSED AMENDMENT NO. 3 TO THE AMENDED AND
RESTATED TWIN RIVERS URBAN RENEWAL PLAN FOR
THE CITY OF KEOKUK, STATE OF IOWA

The City of Keokuk, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 1:00 P.M. on June 29, 2018, in the Council Chambers, City Hall, 415 Blondeau Street, Keokuk, Iowa concerning a proposed Amendment No. 3 to the Amended and Restated Twin Rivers Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Mayor, or his delegate, as the designated representative of the City of Keokuk, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 3 to the Amended and Restated Twin Rivers Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Keokuk, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this _____ day of _____, 2018.

City Clerk, City of Keokuk, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 3 before the City Council at its meeting which commences at 6:30 P.M. on July 19, 2018, in the Council Chambers, City Hall, 415 Blondeau Street, Keokuk, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Daily Gate City, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 3 TO THE AMENDED
AND RESTATED TWIN RIVERS URBAN RENEWAL PLAN
FOR AN URBAN RENEWAL AREA IN THE CITY OF
KEOKUK, STATE OF IOWA

The City Council of the City of Keokuk, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:30 P.M. on July 19, 2018 in the Council Chambers, City Hall, 415 Blondeau Street, Keokuk, Iowa, to consider adoption of a proposed Amendment No. 3 to the Amended and Restated Twin Rivers Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Keokuk, State of Iowa, legally described as follows:

ORIGINAL AREA

Beginning at the intersection of the centerline of U.S. Highway 218 and the centerline of Plank Road; thence Southeasterly along said centerline of Plank Road to the centerline of Eicher Street; thence East along said centerline of Eicher Street to the centerline of Middle Road; thence South along said centerline of Middle Road to the centerline of Washington Street; thence East along said centerline of Washington Street to the centerline of Orleans Avenue; thence Southeasterly along said centerline of Orleans Avenue to the centerline of North 17th Street; thence Northeasterly along said centerline of North 17th Street to the intersection of said centerline of North 17th Street extended and the ordinary high water mark of the Mississippi River; thence Southerly and Westerly along said ordinary high water mark of the Mississippi River to the intersection of said ordinary high water mark of the Mississippi River and the ordinary high water mark of the Des Moines River; thence West along said ordinary high water mark of the Des Moines River to the intersection of said ordinary high water mark of the Des Moines River and the West line of Section 34 in Township 65 North, Range 5 West; thence North along said West line of Section 34 to the North line of said Section 34; thence East along said North line of Section 34 to the intersection of said North line of Section 34 and the East right-of-way of U.S. Highway 61; thence South along said East right-of-way of U.S. Highway 61 to the intersection of said East right-of-way of U.S. Highway 61 and the North right-of-way of U.S. Highway 136; thence Easterly along said North right-of-way of U.S. Highway 136 to the North-South center of section lines of Sections 35, 26 and 23, Township 65 North, Range 5 West; thence north along the said North-South center of section line of Sections 35, 26 and 23 in said Township and Range to the intersection of the centerline of Johnson Street Road; thence West along said centerline of Johnson Street Road to the centerline of U.S. Highway 61 and Johnson Street Road; thence West along said centerline of Johnson Street Road, 560 feet; thence North, 305 feet; thence West 339 feet to the center of Kindustry Road; thence South along the center of Kindustry Road 306 feet to the center of

Johnson Street Road; thence West along the center of said Johnson Street Road, 514 feet; thence around the boundary of Kindustry Park through the following described courses; N 00° 13' 32" W, 773.25'; thence N 89° 54' 40" W, 169.0 feet; thence S 00° 13' 32" E, 318.95 feet; thence N 80° 08' 03" W, 503.33 feet; thence N 00° 33' 34" W, 785.29 feet to the South line of the N.W. ¼ of Section 22; thence N 89° 48' 33" W along said South line 232.49 feet; thence N 09° 29' 38" W, 280.88 feet; thence N 89° 18' E, 16.7 feet; thence N 09° 27' 38" W; 406.82 feet; thence N 00° 26' 37" W, 297.8 feet; thence S 89° 33' 23" W, 137.12 feet to the East R.O.W. line of Varner Road; thence N 00° 26' 38" W along said R.O.W., 341.18 feet to the Northwest corner of Lot 10 in Kindustry Park; thence S 89° 44' 58" E along the North line of Kindustry Park 2,487.45 feet to the Northeast corner of Lot 1 in Kindustry Park; thence continuing S 89° 44' 58" E (leaving Kindustry Park) 65 feet to the center of U.S. Highway 61; thence North along the center of said U.S. Highway 61, a distance of 5,720 feet; thence N 57° 00' E, 210 feet, more or less, to the Southwesterly R.O.W. line of the BNSF Railroad extended; thence Southeasterly along said R.O.W. line extended, 230 feet, more or less to the Northwesterly corner of the BNSF Railroad R.O.W.; thence Northeasterly, 50' to the Northeasterly R.O.W. of the BNSF Railroad; thence Southeasterly along said R.O.W. line, 290 feet more or less to a property line; thence Northeasterly along said property line, 900 feet, more or less, to the centerline of Main Street Road (U.S. Highway 218); thence Southeasterly along said centerline of U.S. Highway 218 to the point of beginning.

AMENDMENT NO. 1 AREA

Did not add or remove land.

AMENDMENT NO. 2 AREA

Removed land as follows:

Beginning at the west corner of lot 7, Fayette Square, City of Keokuk, Lee County, Iowa; thence northeasterly one-hundred and sixty feet (160') to the west corner of lot 6, thence southeasterly three hundred feet (300') to the south corner of lot 1, thence southwesterly one hundred and sixty feet (160') to the south corner of lot 12, thence northwesterly three hundred feet (300') and to the point of beginning.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Keokuk, Iowa.

The City of Keokuk, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the

Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 3 would update the list of eligible projects to be undertaken within the Urban Renewal Area. The proposed Amendment does not add or remove land. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Keokuk, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this _____ day of _____, 2018.

City Clerk, City of Keokuk, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 3, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 3 to the Amended and Restated Twin Rivers Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 22nd day of June, 2018.

Mayor

ATTEST:

City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LEE)

I, the undersigned City Clerk of the City of Keokuk, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2018.

City Clerk, City of Keokuk, State of Iowa

(SEAL)

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR THE IOWA DEPARTMENT OF TRANSPORTATION'S STATE RECREATIONAL TRAILS APPLICATION FOR CONSTRUCTION OF A TRAIL ALONG THE RIVERFRONT CONNECTING VICTORY PARK TO HUBINGER LANDING

WHEREAS, the City of Keokuk is a duly recognized municipal corporation acting under the laws of the State of Iowa; and

WHEREAS, the City Council is the duly elected governing body of Keokuk; and

WHEREAS, the City Council has established a goal in the City of Keokuk Comprehensive Plan to offer a well-connected network of recreational trails and bike routes and establish 'park-to-park' trail corridors, and strategic connections between community civic and recreational amenities; and

WHEREAS, reimbursement funds are available through the State of Iowa under this program, for the completion of the above improvements; and

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

WHEREAS, the filing of an application is in the best interests of the citizens of the City of Keokuk, Iowa, and should be approved.

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

That the City of Keokuk fully supports the project to construct a trail along the riverfront through Victory Park, along Mississippi Drive and the private South Side Boat Club to Hubinger Landing, assures a minimum local funding match of 25%, and agrees to adequately maintain the trail for its intended use and maintain the total trail used to justify the project in public use for a minimum of 20 years following project completion, and hereby authorizes the City of Keokuk to submit an application for funding the improvements through the Southeast Iowa Regional Planning Commission (SEIRPC).

APPROVED and **ADOPTED** this 22nd day of June 2018.

Tom Richardson – Mayor of Keokuk

ATTEST:

Jean Ludwig – City Clerk of Keokuk

Exhibit A-2

REQUIRED DOCUMENTATION AND NARRATIVE INFORMATION

The following documents and narratives must be submitted with this application. In the upper right corner of each document or narrative write the corresponding letter shown below.

- A. A NARRATIVE assessing the project selection criteria... B. A MAP identifying the location of the project... C. A CROSS SECTION of the proposed trail project... D. A SKETCH PLAN of the trail project... E. An ITEMIZED BREAKDOWN of the total project costs... F. A TIME SCHEDULE for the total project development... G. An OFFICIAL ENDORSEMENT of the trail proposal... H. A NARRATIVE discussing the extent to which adjacent property owners... I. Completed MINORITY IMPACT STATEMENT attached to application.

The award of State Recreational Trails funds; any subsequent funding, or letting of contracts for design, construction, reconstruction, improvement, or maintenance; and the furnishing of materials for this project shall not involve direct or indirect interest of any state, county, or city official, elective or appointive. All of the above are prohibited by Iowa Code 314.2, 362.5, or 331.342. Any award of funding or any letting of a contract in violation of the foregoing provisions shall invalidate the award of State Recreational Trails funding and authorize a complete recovery of any funds previously disbursed.

Certification

To the best of my knowledge and belief, all information included in this application is true and accurate, including the commitment of all physical and financial resources. This application has been duly authorized by the participating local authority. I understand the attached official endorsement(s) binds the participating local governments to assume responsibility for adequate maintenance of any new or improved trails.

I understand that, although this information is sufficient to secure a commitment of funds, an executed contract between the applicant and the Iowa Department of Transportation is required prior to the authorization of funds.

Representing the City of Keokuk

Signature Date June 22, 2018

Tom Richardson, Mayor of Keokuk Typed Name and Title June 22, 2018 Date

Minority Impact Statement

Pursuant to 2008 Iowa Acts, HF 2393, Iowa Code 8.11, all grant applications submitted to the State of Iowa that are due beginning Jan. 1, 2009, shall include a Minority Impact Statement. This is the state's mechanism for requiring grant applications to consider the potential impact of the grant project's proposed programs or policies on minority groups.

Please choose the statement(s) that pertains to this grant application. Complete all the information requested for the chosen statement(s). Submit additional pages as necessary.

- The proposed grant project programs or policies could have a disproportionate or unique **positive** impact on minority persons.

Describe the positive impact expected from this project.

Within the region, Keokuk tends to have a much smaller Hispanic (2%) and Asian population (1%) than other sizable communities, although the African American percentage (4%) is typical. While the overall minority population of Keokuk remains small, its age distribution is skewed toward the younger age brackets. This suggests that the Non-White population will grow considerably in the coming decades.

There are two multi-family housing complexes with restriction status (i.e. senior housing/ assisted living and income) at the south end. The trail will provide the first ever dedicated biking and walking path that connects these assisted living facilities with the riverfront and Victory Park. The project will also include the installation of ADA accessible curb ramps where none existed previously, including areas where residents of assisted living facilities can use it for recreational purposes.

Indicate which groups are impacted:

- Women Persons with a Disability Blacks Latinos Asians
 Pacific Islanders American Indians Alaskan Native Americans Other _____

- The proposed grant project programs or policies could have a disproportionate or unique **negative** impact on minority persons.

Describe the negative impact expected from this project:

N/A

Present the rationale for the existence of the proposed program or policy:

N/A

Provide evidence of consultation with representatives of the minority groups impacted:

N/A

Indicate which groups are impacted:

- Women
 Persons with a Disability
 Blacks
 Latinos
 Asians
 Pacific Islanders
 American Indians
 Alaskan Native Americans
 Other _____

The proposed grant project programs or policies are **not expected to have** a disproportionate or unique impact on minority persons.

Present the rationale for determining no impact:

N/A

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge.

Name: _____

Title: Mayor of City of Keokuk/ Tom Richardson

Definitions

"Minority Persons," as defined in Iowa Code 8.11, means individuals who are women, persons with a disability, Blacks, Latinos, Asians or Pacific Islanders, American Indians, and Alaskan Native Americans.

"Disability," as defined in Iowa Code 15.102, subsection 7, paragraph "b," subparagraph (1):

b. As used in this subsection:

(1) "*Disability*" means, with respect to an individual, a physical or mental impairment that substantially limits one or more of the major life activities of the individual, a record of physical or mental impairment that substantially limits one or more of the major life activities of the individual, or being regarded as an individual with a physical or mental impairment that substantially limits one or more of the major life activities of the individual.

"*Disability*" does not include any of the following:

- (a) Homosexuality or bisexuality.
- (b) Transvestism, transsexualism, pedophilia, exhibitionism, voyeurism, gender identity disorders not resulting from physical impairments or other sexual behavior disorders.
- (c) Compulsive gambling, kleptomania, or pyromania.
- (d) Psychoactive substance abuse disorders resulting from current illegal use of drugs.

"State Agency," as defined in Iowa Code 8.11, means a department, board, bureau, commission, or other agency or authority of the State of Iowa.