AGENDA
COUNCIL WORKSHOP
October 4, 2018
5:30 P.M.

(1) Review council meeting agenda.

(2) Discussion on Barge Improvements.
TO: Mayor and City Council
FROM: Cole S. O’Donnell
DATE: October 1, 2018
RE: Barge Improvements

Through the contract with PSBA, the Barge Commission had preliminary plans created for improvements to the barge. While most of the plans created were based on possible uses, PSBA also developed rough designs for those improvements necessary to attach the three gangways and provide utilities to the facility. The designs included changes to the parking lot to accommodate the gangways and preparing others areas for one gangway. The estimated cost was placed close to $500,000.

The Commission requested that PSBA revise the plans to reflect the minimum improvements necessary to attach the gangways and install utilities. The barge needs to be marketed and the Commission believes that attaching the gangways, installing utilities, and minor cosmetic improvements will greatly assist in that effort. However, the Commission does not want to complete improvements that would need to be removed in order to accommodate a tenant.

The plans presented by PBSA, and attached, are for the requested minimal improvements. Sections of the parking lot will need to be opened to deliver utilities and to provide a landing for two of the gangways. The space is necessary as the gangway will slide forward and back with the changes in the river level. Several parking spaces will be eliminated as will the ability to access the east section of the lot from the south entrance. The southern gangway will land on a nonconcrete surface in order to save money.

Estimates for the improvements are $293,000. Financing would be through bonds repaid through TIF revenues. I have contacted Piper Jaffray to inquire if the TIF could support this project and the match for the SID Center project. They advised that a total bond of $1.6 million for both projects could be supported but cautioned that available funds for the sewer separation project would be reduced.

A representative from PSBA will be at the work session to go over the proposed plans and to answer questions. I have also asked members of the Barge Commission to also be present.
May 1, 2018

Water Level shot at 487.5 (Stage Record 10.5)
Add 477.0 to Stage to get 1988 elevations

Deck levels:
Main Entrance - 500.3
Downstream End - 497.3

80' Long Ramps at 8.0% maximum slopes.

MISSISSIPPI RIVER
## Estimate of Cost

**PO Box 817 : 3523 Main Street : Keokuk, Iowa  52632**  
**Phone  319/524-8730   :   FAX  217/223-1546   :   e-mail tknoke@psba.com**

**PROJ:** Keokuk Service Barge  
**PAGE:** 1 OF 1  
**BY/CK:** Terry Knoke / Charlie Bach  
**DATE:** 8/10/2018  
**PROJ.NO.:** AK-17-510

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- Estimated Construction: $229,620
- Recommended Contingency (10%): $22,962
- Construction Subtotal: $252,582

**Total Estimate:** $292,982

**Recommended Project Budget:** $293,000

**PRELIMINARY**
AGENDA
CITY COUNCIL MEETING
October 4, 2018
6:30 P.M.

1. Call to Order.

2. Pledge of Allegiance.

3. Roll Call.

4. Mayor’s Correspondence:

5. Citizen’s Request.

6. Consent Agenda.

- Minutes of the Safety Committee Meeting of September 18, 2018;
- Minutes of the regular City Council meeting of September 20, 2018;
- Resolution approving a Liquor License for Driftwood 13, 1324 Main Street, effective October 8, 2018 – Class C Liquor License with Sunday Sales and Outdoor Service;
- Resolution approving a Liquor License for Aldi, Inc. #15, 3379 Main Street, effective October 22, 2018 – Class C Beer Permit with Sunday Sales;
- Release of a utility easement at Quality Inn & Suites, 3404 Main Street, Keokuk, Iowa;
- Motion to pay the bills and transfers listed within Register No.’s 5025-5027;

7. Motion to approve the first reading of Ordinance No. 1986 Amending Firework Ordinance to allow private displays.

8. Motion to approve the first reading of Ordinance No. 1987 Amending Title 7 regarding vicious animals and reptiles.

9. (a) Public hearing to consider vacation and disposal of portion of Carroll Street.
A public hearing notice was published in the Daily Gate City on Friday, September 28, 2018.

(b) Consider resolution vacating and disposal of portion of Carroll Street.

10. Consider resolution approving revolving loan to Keokuk Broadcasting.

11. Consider resolution authorizing purchase of a 1978 Oshkosh truck snow plow and approving interfund loan for the Keokuk Municipal Airport.

12. Consider resolution setting a public hearing for October 18, 2018 at 6:30 p.m. for CDBG for the Sanitary Sewer Rehabilitation CIPP Project.

13. Consider resolution setting a public hearing for October 18, 2018 at 6:30 p.m. to review an application for a SRF loan for the Rand Park Storm Sewer Tunnel Project.

14. Consider resolution accepting a contract with Terracon for an additional River boring pertaining to the Rand Park Tunnel project.
15. Consider resolution accepting a maintenance service agreement from Splash Tacular for maintenance work on the waterslides at the aquatic center.

16. Motion to approve the Building Improvement Pilot Project for Lake Cooper Foundation, 810 Main Street.

17. Motion to approve transfer of sign and sidewalk display permits.

18. Staff Reports:

19. New Business:

20. Adjourn meeting.
Meeting called to order at 8:30 am.

In Attendance:  Mark Bousselot, John Reiter, Jean Ludwig, Cole O’Donnell, Dave Johnson, Ryan Clark, Ed Ketterer, Jussy Mortimer, Jason Schmitt, Mark Weirather

Ludwig read the minutes from the August meeting. No corrections or additions were noted. Motion to approve by Weirather. Second by Schmitt. Motion approved.

City Administrator O’Donnell welcomed members from the Police & Fire Departments and brought them up to date on some agenda items.

OLD BUSINESS:

SCC is drafting a Silica Policy for the City.

After the Silica policy is finished, we intend to work with them to get the Job Hazard Analysis completed.

Hoop building – put on back burner until Sanitation building is complete.

Respirator fitting for Sewer Maintenance at the Fire Department – an adapter had to be ordered as the new masks are not compliant with the fire department’s machine.

Update on electrical repairs at the cemetery and park – Bob Weis has quotes from two masons, but one is way higher. He is going to make sure they know the scope of the project before proceeding. Masonry work has to be completed before electrical can begin.

No update on FRA training.

Ed Ketterer said at this point, no union members have stepped up to join the safety committee.

Mark Bousselot said he has two quotes on trailers for the Sanitation Department break room. He is waiting on a quote for a stick-built building. Mark asked P & Z to see if the trailers would be up to code. Security options will be considered when a new structure is in place.

Ladder Safety was the September training topic.

NEW BUSINESS:

October training topic will be hearing conservation.

No Company Nurse reports since the last meeting.

No near misses were reported, but Schmitt identified a portion of a sidewalk on city property in front of the Police Department that is in need of repair due to tree roots pushing up on it.

ICAP did site inspections in parks & cemetery. They noted several issues regarding playground equipment and play areas. Issues to be addressed will be noted in their report. O’Donnell said we need to identify other sidewalk issues on city property, including tree issues in right of way.

O’Donnell is also working on finding a way to match claims submitted to ICAP with closing reports to identify issues that may need to be addressed.
SET THE DATE for the next meeting: October 23, 2018 at 8:30am in Council Chambers.

MOTION TO ADJOURN by Schmitt, second by Weirather. Meeting adjourned at 8:50am. Submitted by Jean Ludwig, Safety Committee.
The City Council of the City of Keokuk met in regular session on September 20, 2018 at 6:30 p.m. in the City Council Chambers, 415 Blondeau Street. Mayor Thomas L. Richardson, 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 was absent. Staff in attendance: City Administrator Cole O’Donnell, City Clerk Jean Ludwig, Public Works Director Mark Bousselot, and Community Development Director Pam Broomhall.

MAYOR’S CORRESPONDENCE: Mayor Richardson said the E-Waste Recycling Event will be Tuesday, September 25th from 7:00 a.m. to 1:00 p.m. in the parking lot behind Burger King. City Wide cleanup will be September 29th through October 13th. Vouchers are available at City Hall. Keokuk Rocks the Arts Festival is September 21-23.

CITIZEN’S REQUEST: Three members of Scout Troop 43, Dalton Humes, Brendon Humes and Luke Stepp were in attendance to observe council proceedings. 

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

- Minutes of the regular City Council meeting of September 6, 2018;
- Receive Council Reports for August 2018;
- **RESOLUTION NO: 132-18**: Approving a Liquor License for American Legion, Keokuk Post #41, 727 Main Street, effective September 29, 2018 – Class A Liquor License with Sunday Sales;
- **RESOLUTION NO: 133-18**: Approving a Liquor License for The Cellar, 29 South 2nd Street, effective September 30, 2018 – Class C Liquor License with Sunday Sales;
- **RESOLUTION NO: 134-18**: Approving a Liquor License for Casey’s General Store #2636, 3530 Main Street, effective October 3, 2018 – Class C Beer Permit & Class B Native Wine Permit;
- Motion to pay the bills and transfers listed within Register No.’s 5022-5024;

Motion made by Greenwald, Second by Bryant to approve the second reading of **ORDINANCE NO. 1985** Amending Firework Ordinance No. 1976.

Roll Call Vote: (7) AYES – O’Connor, Payne, Dade, Mortimer, Greenwald, Bryant and Dunek. (0) NAYS. Motion carried.
Motion made by O’Connor, Second by Bryant to waive the third reading of ORDINANCE NO. 1985 Amending Fireworks Ordinance No. 1976.

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

Motion made by Greenwald, Second by Dade to adopt and give final approval to Ordinance No. 1985. (7) AYES, (0) NAYS. Motion carried.

Mayor Richardson opened the public hearing at 6:39 adopting Amendment No. 3 to the amended and restated Twin Rivers Urban Renewal Plan in the City of Keokuk, State of Iowa. A public notice was published in the Daily Gate City on September 13, 2018. No comments were received and Mayor Richardson closed the public hearing at 6:40 p.m. and the following proposed resolution was adopted.

Motion made by O’Connor, Second by Payne to approve the following proposed RESOLUTION NO. 135-18: “A RESOLUTION ADOPTING AMENDMENT NO. 3 TO THE AMENDED AND RESTATED TWIN RIVER URBAN RENEWAL PLAN IN THE CITY OF KEOKUK, STATE OF IOWA.”

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

Mayor Richardson opened the public hearing at 6:41 p.m. regarding Soap Creek Lift Station Modification project. A public notice was published in the Daily Gate City on September 14, 2018.

No comments were received and Mayor Richardson closed the public hearing at 6:41 p.m.

Public Works Director Bousselot said D & L Excavating, Inc. of Liberty, Illinois submitted the low bid of $ 533,370.00 for the Soap Creek Lift Station Modification Project. Bousselot also stated the next lowest bid from Keokuk Contractors was $ 545,379.00 which falls within the 3% margin on the local preference option for purchasing. Under this scenario, the council may consider the higher bid from the local contractor.

Motion made by O’Connor, Second by Mortimer to amend the resolution and accept the second lowest bid from Keokuk Contractors at $ 545,379.00.

Motion made by Dunek, Second by Dade to approve the following amended RESOLUTION NO. 136-18: “A RESOLUTION ACCEPTING A CONTRACT WITH KEOKUK CONTRACTORS, INC. OF KEOKUK, IOWA IN THE AMOUNT OF $
Motion made by Greenwald, Second by Bryant to approve the following proposed
RESOLUTION NO. 137-18: “A RESOLUTION SETTING A PUBLIC HEARING FOR
OCTOBER 4, 2018 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, 415
BLONDEAU STREET TO CONSIDER VACATION AND DISPOSAL OF PORTION
OF CARROLL STREET.” (7) AYES, (0) NAYS. Motion carried.

Motion made by O’Connor, Second by Bryant to approve a Special Events Permit for
Keokuk Football Boosters for fireworks for Homecoming football game, September 21,
2018. (7) AYES, (0) NAYS. Motion carried.

Motion made by O’Connor, Second by Bryant to approve a Special Events Permit for Main
Street Keokuk, Inc. for Wine Over Water and Brews on the Bridge, September 22, 2018.
(7) AYES, (0) NAYS. Motion carried.

COMMITTEE REPORTS: Councilperson Dunek reported that the Code Revision
Committee had met and will present updated code regarding reptiles and vicious animals
at the next meeting for Council consideration.

STAFF REPORTS: O’Donnell reported that the City had received a $ 600,000.00 CDBG
block grant for the Sewer Separation. In October he will also conduct seven Junior
Achievement sessions at the high school. He also discussed a pilot Property Improvement
grant project for Main Street, purchasing a used snow plow for the airport and using
budgeted funds for a high powered blower instead of a walk behind mower.

NEW BUSINESS: O’Connor and Bousselot discussed finding volunteers to beautify the
Gateway area.

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

Motion carried. Meeting adjourned at 7:12 p.m.
RESOLUTION NO.

WHEREAS, Application has been made by Lucky No. 13 Design, Inc., for a Class C Liquor License with Outdoor Service and Sunday Sales for Driftwood 13, 1324 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, Lucky No. 13 Design, Inc. has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Liquor License with Outdoor Service and Sunday Sales for Driftwood 13, 1324 Main Street, effective October 8, 2018 be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 4th day of October, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: ______________________________

THOMAS D. MARION, MAYOR

ATTEST: ______________________________

JEAN LUDWIG, CITY CLERK
RESOLUTION NO.

WHEREAS, Application has been made by Aldi, Inc. for a Class C Beer Permit with Sunday Sales for Aldi, Inc. #15, 3379 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, Aldi, 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 Beer Permit with Sunday Sales for Aldi, Inc. #15, 3379 Main Street, effective October 22, 2018, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 4th day of October, 2018.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: ________________________________
    THOMAS L. RICHARDSON, MAYOR

ATTEST: ________________________________
    JEAN LUDWIG, CITY CLERK
RELEASE OF EASEMENT

The undersigned Thomas Richardson acting with full authority as the Mayor of Keokuk, Iowa a municipal entity. Herewith releases any claim or right to or use of any easement area granted to the City of Keokuk in a document dated February 24, 1994 and recorded in the Office of the Lee County Recorder at Keokuk at 94S-46 Cl. This release pertains only to the real estate described on the attached addendum on which no public utilities were ever installed.

Said easement purported to grant the City of Keokuk access for public utilities over and across the following tract of land lying in Keokuk, Lee County, Iowa

See attached addendum

Dated this____ day of September, 2018.

Thomas Richardson
Mayor
City of Keokuk, Iowa

State of Iowa, County of Lee
This Release of Easement was acknowledged before me on this ___ day of September, 2018 by Thomas Richardson acting as Mayor of the City of Keokuk, Iowa a municipal entity.

Signature of Notary Public
ADDENDUM

PARCEL “C”

A 1.593 Acre Tract fronting 145.45 feet on the Southwesterly side of Main Street and U.S. Highway #218, located in the Northwest Quarter (NW ¼) of Section Twenty-three (23), Township Sixty-five (65) North, Range Five (5) West of the Fifth Principal Meridian, City of Keokuk, Lee County, Iowa, and described by the following metes and bounds:

Commencing at the Northwest corner of said Section 23; thence S89°55′00″E, 774.13 feet with the North line of said Section 23 and centerline of Carbide Lane; thence S00°05′00″W, 33.00 feet to the South right of way line of said Carbide Lane; thence S00°02′04″E, 622.25 feet to a fence corner; thence S88°48′46″E, 1173.33 feet with an existing fence line to the point of beginning of Parcel “C”; thence continuing S88°46′46″E, 250.00 feet to the Westerly right of way line of Main Street and U.S. Highway #218; thence S39°07′24″E, 145.45 feet with the said right of way of Main Street; thence S50°52′36″W, 215.00 feet; thence N88°48′46″W, 180.15 feet; thence N01°11′14″E, 250.00 feet to the point of beginning, containing 1.593 acres, subject to public utility easement as shown and to any other easements of record.

- - -

REGISTER NO. 5025

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$185,800.34
Subject: Amending Fireworks Ordinance to Allow Private Displays  
Agenda Item: ________________

Description:
During the discussion on amending the fireworks ordinance to change dates for discharge the Council asked staff to draw up language to allow for private displays outside of the designated dates. The proposed amendment would allow for private displays upon the submittal of a special event application. The display would be limited to consumer grade as defined within the ordinance. The application will need to show lot size and location of display as the private property must meet the requirements for discharge as prescribed in the ordinance. Permits must be approved by the City Council and can only be issued to the actual property owner. Private displays will be limited to consumer grade devices, and, as such, a trained pyrotechnician is not needed. The owner will need insurance coverage of $1 million specific to the display.

FINANCIAL

Is this a budgeted item? YES □ NO □

Line Item #: ____________________  Title: ________________________________

Amount Budgeted: ________________________________

Actual Cost: ________________________________

Under/Over: ________________________________

Funding Sources:

________________________________________  __________________________________

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Departments:

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Is this item in the CIP? YES □ NO □  CIP Project Number: ________________
COUNCIL ACTION FORM

Any previous Council actions:

Action
Amend Fireworks Ord, for Discharge Dates

Date
September 6, 2018

Recommendation:

Staff recommends approval of An Ordinance Clarifying the Application for Fireworks Display.

Required Action

ORDINANCE ✔ RESOLUTION ☐ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: ___________________  SECONDED BY: ___________________

TO _____________________________________________________________

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ORDINANCE NO. 1986

AN ORDINANCE CLARIFYING THE APPLICATION FOR FIREWORKS DISPLAY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, LEE COUNTY, IOWA, as follows:

SECTION 1. Section 4.72.060(h) of the Keokuk Municipal Code is hereby amended to read as follows:

(h) Exceptions. Notwithstanding the date and time limitations of paragraph (e) of this section, any Fireworks displays approved as part of a special event permit issued by the Keokuk City Council shall be permitted, subject to such inspections, insurance, display/use types, and hours of use as approved by the City Council. In addition to the foregoing, the city council may grant a written permit for the display of consumer fireworks, as defined by this chapter, to any person for displays on their own private property provided said property is adequate for said display, that any and all pyrotechnics are of consumer grade, and the person provides insurance coverage in an amount considered adequate to the Council. All permits authorized by this section shall be subject to such inspections, insurance, display/use types, hours of use, or other restrictions approved by the City Council.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the 4th day of October, 2018.

_____________________________
Thomas L. Richardson, Mayor

ATTEST: ___________________________________
Jean Ludwig, City Clerk
**COUNCIL ACTION FORM**

Date: October 1, 2018

Presented By: Broomhall

Subject: Amendment to Title 7 - Animals

Agenda Item: ________________

Description:

Amendments to the definition of vicious animal to include biting/attacking domesticated animal and establishing rules which includes registration allowing up to three nonvenomous snakes which do not exceed six feet in length to be kept/owned within the corporate city limits.

After speaking with our city attorneys, we agreed it made more sense to place all definitions in one section and including snakes & vicious animal information in a single ordinance.

---

**FINANCIAL**

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COUNCIL ACTION FORM

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Recommendation:
Animal Control officer, City Attorney and Code revision recommend approval.

Required Action

ORDINANCE ✔ RESOLUTION ☐ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: ____________________ SECONDED BY: ____________________

TO _____________________________________________________________

CITY COUNCIL VOTES

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ORDINANCE NO. 1987

AN ORDINANCE AMENDING TITLE 7 REGARDING VICIOUS ANIMALS & REPTILES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, LEE COUNTY, IOWA, THAT:

Section 1. Section 7.04.010 of the Keokuk Municipal Code is amended to read as follows:

As used in this Title, unless the context indicates otherwise, the following words and phrases shall have the meaning respectively ascribed to them in this section:

Section 2. Subsections 15, 16 and 17 are added to Definitions in Section 7.04.010 of the Keokuk Municipal Code to read as follows:

(15) “Reptile” means and includes the following:

(A) Non-venomous animals in the Animal Order Reptilia Squamata, other than snakes (suborder Serpentes);
(B) Non-venomous snakes (suborder Serpentes) which do not exceed six feet in length when fully matured.

(16) "Wild animal" means any animal other than a domestic dog or cat, or Reptile, which in its wild state is carnivorous or because of its nature or physical makeup is capable of inflicting serious physical harm or death to a human being including, but not limited to, animals which belong to the cat family or snakes which are poisonous or otherwise present a risk of serious physical harm or death to human beings as a result of their natural physical makeup, including all constrictors and including all bears, wolverines, badgers, lions, tigers and such other animals as are considered carnivorous.

(17) "Vicious animal" means any animal which attacks or bites any person or domesticated animal, or which behaves in such a manner that the person who keeps, owns or harbors the animal, knows or should reasonably know, that the animal is possessed of tendencies to attack or bite people or domesticated animals.

Section 3. Section 7.04.400 is added to Chapter 7.04 of the Keokuk Municipal Code to read as follows:

7.04.400 – Reptile Restrictions

(a) No person shall allow a Reptile to be in any public place. This subsection shall not apply to:

(1) The operation of a theatrical exhibit or circus in accordance with section 7.04.370.
(2) Animals owned by and properly confined in a properly maintained and licensed zoo.
(3) Animals confined in a scientific or educational institution or veterinary hospital.
(b) No person shall keep, harbor, own, or allow any Reptile on the person’s property unless the Reptile is not a vicious animal or wild animal and is registered and permitted with the animal control officer or a designated representative. The registration shall contain the name and contact information of the person registering the Reptile. The permit shall be in effect for one (1) year from the date it is issued. The animal control officer or designated representative shall not permit any individual or household to keep, harbor, own, or allow more than three (3) Reptiles at any one time. The only exception to the limitation that no individual or household keep, harbor, own or allow no more than three (3) reptiles at any one time is pet retail stores that are properly licensed pursuant to the City’s Code of Ordinances.

(c) Registration/permit shall be set by separate resolution of the city council.

**Section 4.** Section 7.16.016 (a) & (b) of the Keokuk Municipal Code are repealed.

**Section 5.** All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 6.** This ordinance shall be in effect from and after its final passage, approval, and publication, as provided by law.

Passed this 4th day of October, 2018.

____________________________________
THOMAS L. RICHARDSON, MAYOR

ATTEST: ________________________________
JEAN LUDWIG, CITY CLERK
COUNCIL ACTION FORM

Date: October 4, 2018
Presented By: Broomhall

Subject: Vacation of a Portion of Carroll St
Agenda Item: 

Description:
Vacation and disposal of a 66’ x 300’ portion of 66’ x 300’ portion of Carroll Street, between Blocks 81 and 82 and South 3rd and South 4th Street, Original City of Keokuk, Lee County, Iowa.

C.L.M.M. Enterprises LLC owns three properties (312 Carroll, 704 S. 3rd & 624 S. 3rd), that border the subject unimproved street.  Roquette America, also own three irregular parcels that abut the subject street. Staff has contacted the utility companies and has found no objection to the proposed vacation, subject to a 20’ utility easement being maintained over the length of the alley for access to existing services.

FINANCIAL

Is this a budgeted item? YES ☐ NO ☐

Line Item #: ____________________ Title: _________________________________

Amount Budgeted: _________________________________

Actual Cost: _________________________________

Under/Over: _________________________________

Funding Sources:
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Departments:
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Is this item in the CIP? YES ☐ NO ☐ CIP Project Number: _____________________
COUNCIL ACTION FORM

Any previous Council actions:
Action

Date

Recommendation:
Staff recommends approval.

Required Action
ORDINANCE □ RESOLUTION ✔ MOTION □ NO ACTION REQUIRED □

Additional Comments:

MOTION BY: ____________________ SECONDED BY: ____________________
TO __________________________

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RESOLUTION NO. ____________

A RESOLUTION TO VACATE AND TO DISPOSE OF A 66’ X 300’ PLATTED UNIMPROVED PORTION OF CARROLL STREET BETWEEN BLOCKS 81 AND 82 AND SOUTH 3RD AND SOUTH 4TH STREET, ORIGINAL CITY OF KEOKUK, LEE COUNTY, IOWA.

WHEREAS, a public hearing was held on October 4, 2018 by the Keokuk City Council on a request to vacate and dispose of city-owned right-of-way described as follows: 66’ x 300’ platted unimproved portion of Carroll Street, between blocks 81 and 82 and South 3rd and South 4th Streets in the Original City of Keokuk, Lee County, Iowa, and found to be of no benefit to the public and should be vacated; and

WHEREAS, pursuant to Iowa Code Section 354.23, the City Council declares its intent to dispose of this City right-of-way by conveying through this vacating instrument all its right, title, and interest in it to the abutting property owner(s); and

WHEREAS, this conveyance is subject to the reservation of a permanent and perpetual utilities easement of way in favor of the City of Keokuk, for the maintenance of any and all utilities equipment presently in place, and for such reconstruction, re-emplacement and repair thereof which said City and its licensees and/or franchise grantees may in the future deem necessary and proper, and for the removal of any improvements emplaced thereon by the grantees, or their successors or assigns, necessitated by the reconstruction, re-emplacement, or repair of such utilities, such removal to be at the sole expense of grantees or their successors or assigns and without cost to the City, its licensees and/or franchise grantees, and without obligation to repair or replace such improvements, and subject to any and all other easements and right-of-way of record and those not of record.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that the following described city right-of-way is hereby vacated and conveyed to C.L.M.M. Enterprises L.L.C and all successors in interest as follows: Beginning at the southwesterly corner of Lot 12, Block 81, Original City of Keokuk, thence north one-hundred and fifty feet (150’) along the east right of way line of Carroll Street; thence west thirty-three feet (33’) to the centerline of Carroll Street; thence north fifty (50’) feet along said centerline; thence west thirty-three feet (33’) to the southeasterly corner of Lot 5 and the west right of way line of Carroll Street, Block 82, Original City of Keokuk; thence south two-hundred feet (200’) along the west Carroll Street right of way to the southeasterly corner of Lot 1, Block 82, Original City of Keokuk; thence east sixty-six feet (66’) to the southeasterly corner of Lot 12, and the point of beginning and, that the following described city right-of-way is hereby vacated and conveyed to Roquette America, Inc. and all successors in interests as follows: Beginning at the southwesterly corner of lot 9, Block 81, Original City of Keokuk; thence east sixty-six feet (66’) to the southerly corner of Lot 12, and the point of origin and, that the following described city right-of-way is hereby vacated and conveyed to C.L.M.M. Enterprises L.L.C and all successors in interest as follows: Beginning at the southwesterly corner of Lot 12, Block 81, Original City of Keokuk, thence north one-hundred and fifty feet (150’) along the east right of way line of Carroll Street; thence west thirty-three feet (33’) to the centerline of Carroll Street; thence north fifty (50’) feet along said centerline; thence west thirty-three feet (33’) to the southeasterly corner of Lot 5; thence east thirty-three feet (33’) to the centerline of Carroll Street; thence south fifty feet
(50’) along said centerline; thence east thirty-three feet (33’) to the southwesterly corner of lot 9 and the point of beginning.

BE IT FURTHER RESOLVED, that the Mayor and the City Clerk be and are hereby authorized, empowered and directed to take all necessary measures to convey the City's interest in the above-described alley right-of-way as described to C.L.M.M. Enterprises, L.L.C, and Roquette America, Inc. and

BE IT FURTHER RESOLVED, that the aforementioned vacation shall be reflected in Appendix A, Section 8 of the Keokuk Municipal Code, and a copy recorded with the Lee County Recorder of Deeds.

Passed this 4th day of October, 2018.

___________________________________
Thomas L. Richardson, Mayor

ATTEST: __________________________
Jean Ludwig, City Clerk
The City has a revolving loan fund to assist local businesses. Applications are received and reviewed by an appointed Loan Review Committee.

This application is for $50,000 and is made by Keokuk Broadcasting for the purchase of real estate related to the radio station. The term is ten years, the maximum allowed, at 4% interest. Security will be a mortgage in second place behind primary lender.

FINANCIAL

Is this a budgeted item? YES □ NO □

Line Item #: ____________________ Title: ____________________________

Amount Budgeted: ____________________________

Actual Cost: ____________________________

Under/Over: ____________________________

Funding Sources:

______________________________
______________________________
______________________________

Departments:

______________________________
______________________________
______________________________

Is this item in the CIP? YES □ NO □ CIP Project Number: ____________________
COUNCIL ACTION FORM

Any previous Council actions:

Action _______________________________ Date _______________________________

____________________________________

Recommendation:

The Keokuk RLF Committee unanimously recommends approval of the loan to Keokuk Broadcasting in the amount of $50,000 for ten years at 4%.

Required Action

ORDINANCE □ RESOLUTION ✔ MOTION □ NO ACTION REQUIRED □

Additional Comments:

MOTION BY: __________________________ SECONDED BY: __________________________
TO ________________________________________________________________

CITY COUNCIL VOTES

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RESOLUTION NO. _________

A RESOLUTION APPROVING REVOLVING LOAN TO KEOKUK BROADCASTING

WHEREAS, Keokuk Broadcasting Inc. has applied for $50,000 through the City of Keokuk Revolving Loan Fund to be used for real estate purchase; and

WHEREAS, the City of Keokuk RLF Loan Review Committee, at its meeting on September 24, 2018, reviewed the application; and

WHEREAS, the City of Keokuk Loan Review Committee voted unanimously to recommend approval of the loan with a 10-year term at 4% (fixed) interest; now

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

THAT the City of Keokuk hereby authorizes a loan in the amount of $50,000 from the City of Keokuk RLF to Keokuk Broadcasting Inc. for a 10-year term at 4% (fixed) interest.

Passed by the City Council of the City of Keokuk this 4th day of October, 2018

_____________________________________
Thomas L. Richardson, Mayor

_____________________________________
Attest: Jean Ludwig, City Clerk
At the September 20th meeting staff informed the Council of the plan to purchase a 1978 Oshkosh truck and snow plow for the Airport. The budget contains an allocation of $15,000 for the purchase of a truck and plow. This estimate was based on the average cost of a used DOT or government truck. These vehicles tend to have high mileage and hours. When staff began the search for the vehicle, they found the Oshkosh truck and plow. This truck is designed for operations at an airport. It has 4 wheel drive and supports a larger plow. The vehicle in question has approximately 22,000 miles and 2,400 hours of operation. It was used at the Waterloo airport. Cost is $40,000.

Staff is requesting approval to purchase the vehicle at the specified price. Additionally, to make up for the additional cost, staff is proposing to borrow $25,000 from the Municipal Bridge Fund. The loan would be repaid over 3 years at 1.5% interest. The proposed resolution requires the Council to make the annual appropriation. If the Council fails to make the appropriation then it must pass an additional resolution authorizing the non-appropriation.

**FINANCIAL**

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**Funding Sources:**
- General Fund
- Municipal Bridge Fund

**Departments:**
- Airport

**Is this item in the CIP?**
- YES [ ] NO [ ]
- CIP Project Number:
COUNCIL ACTION FORM

Any previous Council actions:

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Recommendation:

Staff recommends approval of the resolution authorizing purchase of a 1978 Oshkosh truck and plow and authorizing an interfund loan.

Required Action

ORDINANCE ☐ RESOLUTION ☑ MOTION ☐ NO ACTION REQUIRED ☑

Additional Comments:


MOTION BY: ___________________  SECONDED BY: ___________________

TO __________________________________________

CITY COUNCIL VOTES

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September 17th, 2018

Greg Gobble
Keokuk Airport

Greg,

Per our conversation I have drafted a PURCHASE PROPOSAL for the equipment listed below:

**1978 Oshkosh P Series Truck**
Including:
- Inspected and in As-Is Condition
- Miles: 22,110
- Hours: 2,404

**1999 Wausau Blue Max 1750 Reversible Plow**
Including:
- Inspected and in As-Is Condition

**COMBINED NET PURCHASE PRICE: $40,000.00**

**Municipal Lease/Financing:**
3 Year Lease/Purchase
1st Payment Due March 2019 and Each Year After
Payment Amount: $14,582.83
APR: 6.21%

**Terms of Sale:**
Unit(s) Condition: Inspection ONLY. In AS-IS Condition. Repairs needed found to be minor and within City of Keokuk’s capability to fix.
Delivery Freight: $1,000 per item listed above not included in combined price
Delivery Timeframe: Fall 2018
Training: On-Site in Keokuk
Payment Terms: Invoice Due 30 Days After Delivery

If you should have additional questions please call.

Thank you.

Mike Osler
Trans Iowa Equipment
515-864-8171

www.transiowaeg.com
Part of the MacQueen Equipment Group Since 2005
RESOLUTION NO. ________

A RESOLUTION AUTHORIZING PURCHASE OF 1978 OSKOSH TRUCK AND SNOW PLOW AND APPROVING INTERFUND LOAN

WHEREAS, the City of Keokuk, Iowa operates a Municipal Airport; and

WHEREAS, as part of the FY 18/19 operational budget for the Municipal Airport funds in the amount of $15,000 were allocated for the purchase of a truck and snow plow; and

WHEREAS, a 1978 Oshkosh truck and plow, specifically designed for snow removal at airports, is available for purchase from Trans Iowa Equipment of Ankeny, Iowa in the amount of $40,000; and

WHEREAS, the City Council of Keokuk, Iowa desires to borrow $25,000 from the Municipal Bridge Fund for the balance of the purchase; and

WHEREAS, said interfund loan shall be repaid over three (3) years with annualized interest of 1.5% (one and one half percent); and

WHEREAS, The City Council of Keokuk, Iowa shall annual appropriate sufficient funds to repay said interfund loan and that failure to do so shall require the City Council of Keokuk, Iowa to pass a resolution authorizing said action.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that the purchase of a 1978 Oshkosh truck and snow plow from Trans Iowa Equipment of Ankeny, Iowa in the amount of $40,000 is hereby approved.

BE IT FURTHER RESOLVED, that an interfund loan in the amount of $25,000 shall be made from the Municipal Bridge Fund to the General Fund for the purpose of purchasing said truck and plow with said loan to be repaid in a three (3) year term at an annualized interest rate of 1.5% (one and one half percent).

BE IT FURTHER RESOLVED, that the City Council for Keokuk, Iowa shall annually appropriate sufficient funds to repay said loan to the Municipal Bridge Fund beginning with Fiscal Year 2019/2020 and ending with Fiscal Year 2021/2022 and that failure to allocate said funds will require the City Council of Keokuk, Iowa to pass a resolution authorizing said action.

PASSED, APPROVED, AND ADOPTED, this 4th day of October 2018.

_______________________________
Mayor – Thomas L. Richardson

ATTEST: ______________________________
Attest – Jean Ludwig
COUNCIL ACTION FORM

Date: 9/26/18
Presented By: Mark Bousselot

Subject: Sanitary Sewer Rehabilitation CIPP - Project  Agenda Item: ________________

Description:
The City of Keokuk received a $600,000 CDBG for the Sanitary Sewer Rehabilitation CIPP project. The grant requires the city to have a public hearing on the status of the funded activities for the above mentioned project. I would also recommend that the council set Thursday, October 18, 2018 at 6:30 p.m. as the date and time for the public hearing on the funded activities for the City of Keokuk Point Repair Project.

FINANCIAL

Is this a budgeted item?  YES □  NO □

Line Item #: _______________  Title: __________________

Amount Budgeted: __________________________

Actual Cost: _______________________________

Under/Over: _______________________________

Funding Sources:

______________________________  ______________________________
______________________________  ______________________________

Departments:

______________________________  ______________________________
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Is this item in the CIP?  YES □  NO □  CIP Project Number: ________________
COUNCIL ACTION FORM

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Recommendation:

Set date and time for public hearing on the status of funded activities for the City of Keokuk Point Repair Project.

Required Action

ORDINANCE □ RESOLUTION ✔ MOTION □ NO ACTION REQUIRED □

Additional Comments:

MOTION BY: ____________________  SECONDED BY: ____________________

TO ____________________

CITY COUNCIL VOTES

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RESOLUTION NO. _____

A RESOLUTION TO SET THE DATE AND TIME FOR A PUBLIC HEARING ON THE STATUS OF FUNDED ACTIVITIES FOR THE CITY OF KEOKUK POINT REPAIR PROJECT

WHEREAS, pursuant to the requirements of section 508 of the Housing and Community Development Act of 1987, a public hearing needs to be held during the project to discuss the funding of the project;

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that Thursday, October 18, 2018 at 6:30 p.m. be set as a date and time for the public hearing on the status of funded activities for the City of Keokuk Point Repair Project.

______________________________
Mayor – Thomas L. Richardson

______________________________
Attest – Jean Ludwig
Subject: Rand Park Storm Sewer Tunnel Project-Hearing

Description:

The City of Keokuk needs to hold a public hearing for the Rand Park Storm Sewer Tunnel Project. The public hearing is to review an application for a State Revolving Fund loan and to make available to the public the contents of an environmental information document and the City's project plan. I would also recommend that the council set Thursday, October 18, 2018 at 6:30 p.m. as the date and time for the public hearing to review an application for a State Revolving Fund loan for the City of Keokuk Rand Park Storm Sewer Tunnel Project.

FINANCIAL

Is this a budgeted item?  YES □  NO □

Line Item #:  ________________  Title:  ____________________________

Amount Budgeted:  ____________________________

Actual Cost:  _______________________________________

Under/Over:  __________________________________________

Funding Sources:

____________________________________________________

____________________________________________________

Departments:

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Is this item in the CIP?  YES □  NO □  CIP Project Number:  ____________
COUNCIL ACTION FORM

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Recommendation:

Set date and time for public hearing to review an application for a State Revolving Fund loan for the City of Keokuk Rand Park Storm Sewer Tunnel Project.

Required Action

ORDINANCE ☐ RESOLUTION ☑ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: ______________________  SECONDED BY: ______________________

TO ________________________________

CITY COUNCIL VOTES

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RESOLUTION NO. _____

A RESOLUTION TO SET THE DATE AND TIME FOR A PUBLIC HEARING TO REVIEW AN APPLICATION FOR A STATE RE Vol VING FUND (SRF) LOAN

WHEREAS, the City of Keokuk has to hold a public hearing to review an application for a State Revolving Fund (SRF) loan and to make available to the public the contents of an environmental information document and the City’s project plan;

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that Thursday, October 18, 2018 at 6:30 p.m. be set as a date and time for the public hearing on the status of funded activities for the Rand Park Storm Sewer Tunnel Project.

____________________________
Mayor – Thomas L. Richardson

____________________________
Attest – Jean Ludwig
Subject: Rand Park Tunnel Marine Borings  
Agenda Item: 

Description:

Veenstra and Kimm have been working with Burlington Northern Santa Fe (BNSF) on the proposed Rand Park Tunnel Project. After all of the previous soil borings, the alignment for the tunnel has been established. As discussion continued with BNSF, BNSF is requiring boring multiple pipes beneath the railroad at an elevation that is lower than the normal Mississippi River pool. Veenstra & Kimm solicited two proposals to complete the work. One geotechnical consultant declined to submit a proposal and the other proposal is attached, which is from Terracon. Terracon currently has a permit from the railroad from the previous project they completed, which can be extended to complete the rest of the work. Terracon’s proposal is estimated to complete the work for $120,811.00.

FINANCIAL

Is this a budgeted item? YES [✓] NO [ ]

Line Item #: 614 - 8019 - 6767  
Title: Capital Improvements - CSO

Amount Budgeted: $0

Actual Cost: $120,811.00

Under/Over: Over Budget - $120,811.00

Funding Sources:

Not Budgeted

Departments:

CSO Capital

Is this item in the CIP? YES [✓] NO [ ]  
CIP Project Number: 
COUNCIL ACTION FORM

Any previous Council actions:

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Recommendation:

Approve the resolution for the Geotechnical Investigation, Marine borings as required by Burlington Northern Santa Fe (BNSF) for the Rand Park Stormwater Separation Tunnel.

Required Action

ORDINANCE ☐ RESOLUTION ☑ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: ___________________ SECONDED BY: ___________________

TO _____________________________________________

CITY COUNCIL VOTES

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RESOLUTION NO.

A Resolution to Award a Contract for Geotechnical Investigation, Marine Borings

WHEREAS, Veenstra & Kimm requested two proposals on behalf of the City of Keokuk for the Geotechnical Investigation, Marine Borings required by Burlington Northern Santa Fe (BNSF) Railroad for the Rand Park Rock Tunnel and

WHEREAS, only one of the two companies responded with a quote, the quote received was from Terracon Consultants of Bettendorf, Iowa in the amount of $120,811.00 and

WHEREAS, Terracon currently has a permit with Burlington Northern Santa Fe Railroad to work on their property, which can be extended from their previous contract to the Rand Park Rock Tunnel Project

NOW THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that the Mayor is hereby authorized to execute an agreement with Terracon Consultants for a Geotechnical Investigation, Marine Borings for the Rand Park Tunnel Project in an amount of $120,811.

Mayor – Thomas L. Richardson

Attest – Jean Ludwig
September 26, 2018

Mark Bousselot
City of Keokuk
415 Blondeau Street
Keokuk, IA 52632

KEOKUK, IOWA
RAND PARK STORMWATER DIVERSION TUNNEL
GEOTECHNICAL INVESTIGATION, MARINE BORINGS

Veenstra & Kimm, Inc. has been working to prepare the preliminary alignment of the Rand Park Stormwater Diversion Tunnel to serve as the outfall for the new storm sewer improvements to be constructed in accordance with the City’s Long Term Control Plan. The design of the preliminary alignment is influenced by a number of issues including the properties of the bedrock that must be tunneled through to complete the tunnel. The previously obtained rock cores have been analyzed and the vertical alignment of the tunnel has been established. With this step complete, we have adequate information to confirm the location and proceed with the evaluation of the downstream sections of the project including the transition structure and the outfall to the Mississippi River.

Coordination with the Burlington Northern Santa Fe Railroad has been initiated for the outfall structure and the conceptual design has been discussed with Railroad staff. The outfall will require boring multiple pipes beneath the railroad at an elevation that is lower than the normal Mississippi River pool elevation. In order to complete the work, a coffer dam will be required on the river side of the railroad to allow completion of the bored pipes and construction of the headwall structure. Through our discussions with the railroad, we have been in contact with the engineer that will review the design for compliance with current railroad policy. The railroad’s reviewing engineer has indicated that they will require geotechnical data in the form of marine borings in the Mississippi River as part of the design submittal package to the railroad.

The City previously solicited proposals for the rock coring from geotechnical consultants. Terracon Consultants was considerably lower than the other Geotechnical Firm which submitted a proposal. As part of their previous work, Terracon Consultants has obtained a permit from the railroad to conduct work on railroad property. Terracon has extended the permit to allow for completion of the additional borings required for the outfall structure.
To comply with the requirements the railroad has outlined, Veenstra & Kimm, Inc. requested a quotation from Terracon Consultants to perform the additional geotechnical investigative work. Terracon consultants provided a quotation to perform the work in the amount of $120,811.00. The work will require use of barge mounted equipment to obtain the marine borings. The cost to complete the borings is heavily influenced by the amount of time required for barge rental and time on the river. It should be noted that the previous geotechnical work performed by Terracon was completed at a final cost that was $35,267.75 below their original quote.

Veenstra & Kimm, Inc. did attempt to solicit a quote from a second geotechnical engineering consultant for the marine borings, however, they declined to submit a quotation to complete the work. The timeline to obtain railroad permission and arrange for the necessary equipment and coordination prior to the end of the river navigation window was problematic for them.

It is imperative that the marine borings are conducted yet this fall to ensure that the project can attain a spring 2019 letting. It is therefore recommended that the City of Keokuk accept the proposal for services prepared by Terracon Consultants to complete the geotechnical investigative work.

VEENSTRA & KIMM, INC.

[Signature]

Dave Schechinger
23753
Enclosures
August 24, 2018

City of Keokuk
c/o Veenstra & Kimm Engineers, Inc.
860 22nd Avenue, Suite 4
Coralville, Iowa 52241

Attn: Mr. Mark Bousselot

Re: Proposal for Field Exploration and Laboratory Testing Services
   Proposed Rand Park Sanitary-Storm Separation Tunnel - Drop Structure and Outlet Pipe
   Keokuk, Iowa
   Terracon Project No. DK18P090

Dear Mr. Bousselot:

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this proposal to the City of Keokuk (City) to provide supplemental field exploration and laboratory testing services for the above referenced project. The following are exhibits to the enclosed Supplement to Agreement for Services.

   Exhibit A  Project Understanding
   Exhibit B  Scope of Services
   Exhibit C  Compensation and Project Schedule
   Exhibit D  Proposed Exploration Plan

Our estimated fee to perform the supplemental scope of services described in this proposal is $120,811. Please see Exhibit C for details regarding our fees. Your authorization for Terracon to proceed in accordance with this proposal can be issued by signing and returning a copy of the attached Supplement to Agreement for Services to our office. If you have any questions, please do not hesitate to contact us.

Sincerely,

Terracon Consultants, Inc.

Sara J. Somsky, P.E.  Jason P. Heinz, P.E.
Geotechnical Department Manager  Senior Geotechnical Engineer

Enclosures

Copies: Veenstra & Kimm Engineers, Inc. – Mr. Daniel Boggs, P.E.
SUPPLEMENT TO AGREEMENT FOR SERVICES

CHANGE TO
SCOPE OF SERVICES AND FEES

This SUPPLEMENT to AGREEMENT FOR SERVICES to the original Agreement for Services (original Agreement dated 06/07/2018, Agreement reference number PG7175070) is between City of Keokuk IA ("Client") and Terracon Consultants, Inc. ("Consultant") for additional or changed Services to be provided by Consultant for Client on the Project, as described in the Agreement for Services. This Supplement is incorporated into and part of the Agreement for Services.

1. Scope of Services. The scope of the additional or changed Services are described in the Scope of Services section of the Consultant’s Supplemental Proposal, unless Services are otherwise described below or in Exhibit B to this Supplement (which section or exhibit are incorporated into the Supplement).

Please refer to attached proposal (Terracon Project No. DK18P090), dated August 24, 2018.

2. Compensation. Client shall pay compensation for the additional or changed Services performed at the fees stated in the Supplemental Proposal unless fees are otherwise stated below or in Exhibit C to this Supplement (which section or exhibit are incorporated into the Supplement).

Please refer to attached proposal (Terracon Project No. DK18P090), dated August 24, 2018.

All terms and conditions of the Agreement for Services shall continue in full force and effect. This Supplement is accepted and Consultant is authorized to proceed.

Consultant: Terracon Consultants, Inc. By: ___________________________ Date: 8/24/2018
Name/Title: Sara J Somsky / Geotechnical Department Manager Address: 870 40th Ave
Bettendorf, IA 52722-1607 Phone: (563) 355-0702 Fax: (563) 355-4789 Email: Sara.Somsky@terracon.com

Client: City of Keokuk IA By: ___________________________ Date: ___________________________
Name/Title: Mark Bousselet Address: 415 Blondeau St
Keokuk, IA 52632-5648 Phone: (319) 524-2050 Fax: ___________________________
Email: mbousselet@cityofkeokuk.org
EXHIBIT A - PROJECT UNDERSTANDING

To develop an understanding of the project, Terracon reviewed the documents (summarized below) provided by Veenstra & Kimm Engineers, Inc. (V&K). We understand the project will consist of the construction of a new storm water tunnel to provide relief from storm water flooding and combined sewer overflow (CSO). The new tunnel will extend from Fulton Street, under Rand Park, to the Mississippi River. Near its terminus at the Mississippi River, the tunnel will connect to the outflow pipe via a drop structure. The outflow pipe will extend below the BNSF Railroad tracks. Currently, two alignments are being considered for the outflow pipe (general location shown on Exhibit D).

We will prepare a report summarizing the supplemental field exploration and laboratory testing will be prepared, and we understand that our report will be used by the design/construction team. The purpose of the supplemental services outlined herein is to further characterize the subsurface soil and bedrock conditions.

Information Provided
- Rand Park Outfall Base, received via email on August 1, 2018
EXHIBIT B - SCOPE OF SERVICES

Our services will consist of a supplemental field exploration, laboratory testing, and project delivery. Please note that our scope of services may require revisions once further project details become available. Terracon’s scope of services is described in the following sections.

Field Exploration

The field exploration program will consist of the following:

<table>
<thead>
<tr>
<th>Boring Designation</th>
<th>Planned Boring Depth</th>
<th>Planned Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>TB-02</td>
<td>auger refusal + core 20 feet</td>
<td>tunnel/top of slope</td>
</tr>
<tr>
<td>TB-13</td>
<td>auger refusal + core 10 feet</td>
<td>slope</td>
</tr>
<tr>
<td>TB-14</td>
<td>auger refusal + core 20 feet</td>
<td>slope</td>
</tr>
<tr>
<td>B-15</td>
<td>top of bedrock</td>
<td>drop structure</td>
</tr>
<tr>
<td>B-16</td>
<td>top of bedrock</td>
<td>drop structure</td>
</tr>
<tr>
<td>B-17</td>
<td>auger refusal + core 30 feet</td>
<td>outlet structure</td>
</tr>
<tr>
<td>B-18</td>
<td>auger refusal + core 10 feet</td>
<td>outlet structure</td>
</tr>
</tbody>
</table>

1. This proposal considers depths to top of bedrock/auger refusal of 20 to 50 feet, actual depth to bedrock may vary.

Please note that in order for Terracon to finalize a subsurface exploration program, we will require a plan and profile drawing that includes the proposed drop structure and bore/tunnel pit area(s). Other information may also be required.

Boring Layout and Elevations: The borings will be located using a handheld GPS device and estimated latitude and longitude coordinates. We understand that V&K will survey the locations for Borings TB-02, TB-13, TB-14, B-15, and B-16 after the completion of our suplemental field exploration; as-drilled coordinates and ground surface elevations for these borings will be provided to Terracon by V&K. The water surface elevation for Borings B-17 and B-18 will estimated by Terracon and will be referenced to the ground surface at one of the land borings.

Site Access: Terracon must be granted access to the site by the V&K and/or the City; a BNSF permit will be required for borings in which Terracon will need to be within the railroad right-of-way. Without information to the contrary, acceptance of this proposal will be considered authorization to access the property by the City for the purpose of conducting the field exploration in accordance with the enclosed scope of services.

Our fee is based on one mobilization of the drill crew, drill rig, and barges/crane to the site. It may be necessary to postpone the river borings if flooding or high water velocities are present. We will
check river flows/stage at the onset of mobilization to the site using the closest USACE RID gauge station.

Permitting: Terracon has contacted BNSF to extend the expiration date for the permit obtained by Terracon for our previous subsurface exploration. We anticipate the permit expiration date will be extended through the end of 2018.

Traffic Control: We understand the City will provide signage and cones required to perform Boring TB-02.

Subsurface Exploration Procedures: We will advance the borings using solid-stem augers, hollow-stem augers, and/or casing. A wash boring method will be used for the river borings and below the groundwater level in the landside borings. Sampling will be performed continuously in the borings. Sampling will be performed using a thin-wall tube and/or split-barrel sampling procedure. In the thin-walled tube sampling procedure, a thin-walled, seamless steel tube with a sharp cutting edge is pushed hydraulically into the soil to obtain a relatively undisturbed sample. In the split barrel sampling procedure, a standard 2-inch outer diameter split barrel sampling spoon is driven into the ground by a 140-pound automatic hammer falling a distance of 30 inches. The number of blows required to advance the sampling spoon the last 12 inches of a normal 18-inch penetration is recorded as the Standard Penetration Test (SPT) resistance value. The SPT resistance values, also referred to as N-values, are indicated on the boring logs at the test depths.

Upon encountering bedrock or practical auger/bit refusal, we anticipate coring bedrock using a double-wall, NQ/NQ2 core barrel. Rock coring/sampling is performed continuously; however, rock core recovery is partially dependent on the quality, consistency, or degree of cementation of the rock. Water will be used for rock coring and the spent water/fluid will be discharged on-site.

The samples will be containerized, transported to our laboratory for testing, and classified by the project engineer. In addition, we will observe and record subsurface water levels during and after drilling in the landside borings. Where possible, land-side boreholes will be left open for next day/delayed water levels.

Our exploration team will prepare field logs as part of standard drilling operations including sampling depths, penetration resistances and distances, other relevant sampling information, and visual classifications of materials encountered during drilling. Boring logs included in our completed report will be prepared from the field logs, will represent the project engineer’s interpretation, and include modifications based on laboratory observations and test results.

Property Disturbance: We will backfill borings with cement grout to the top of bedrock and the remaining borehole will be backfilled with auger cuttings and/or bentonite chips. Boring TB-02 will be capped with asphalt cold patch. Because the backfill can settle, we recommend that the
landslide boreholes be checked periodically and backfilled, as necessary. Our scope of services does not include costs for site clearing, wet ground conditions, repair of damage to landscaping, or grading any ruts.

Laboratory Testing

Laboratory testing of samples may include the following tests; exact types and number of tests cannot be defined until completion of our fieldwork. Upon request, further testing can be performed for an additional fee. Rock classifications will be based on visual and tactile observations; petrographic analysis (not included in our fee) may reveal other rock types. Rock Quality Designations and percent recoveries will also be provided for rock core samples.

- Visual Classification
- Moisture Content
- Hand Penetrometer
- Dry Density
- Atterberg Limits
- Sieve + Hydrometer
- Consolidated Undrained Triaxial Test (with pore pressure measurements)
- Direct Shear (soil, rock)
- Unconfined Compressive Strength Test (soil, rock)
- Unconfined Compressive Strength Test (rock, with radial and axial strain measurements)

Safety

Terracon is currently not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our scope of services does not include environmental site assessment services, but identification of unusual or unnatural materials encountered while drilling will be noted on our logs and discussed in our report.

Terracon will call Iowa “One Call” to locate utilities in public easements. This service requires two business days to clear utilities from the time the request is made. All private utilities must be marked by V&K/City prior to commencement of our field exploration. Terracon will not be responsible for damage to private utilities that are not made aware to us. If a private locate is necessary, we are available to provide you with the names of companies that provide this service. Terracon is not responsible for damage to any utilities (public or private) incorrectly marked or not marked by others. Any other restrictions or special requirements regarding this site or exploration should also be provided to us before we commence the fieldwork.
Data Reporting

Our data report will be used by the City and V&K for incorporation in the bid documents, and will be used by the design-build contractor(s) to develop their fee estimates, designs, and construction programs. Please note that Terracon’s scope of services does not include geotechnical engineering and evaluation services for slope stability, earth retention system design, dewatering system design, tunneling/bore methodology, or the construction monitoring programs.

Upon completion of the fieldwork and laboratory testing, we will prepare a report that summarizes the results of the field exploration and laboratory testing. The report will at a minimum include:

- Boring location plan
- Description of field and laboratory procedures
- Description of soil, bedrock, and subsurface water conditions encountered
- Boring logs and photographs of the recovered samples
- Results of laboratory testing
EXHIBIT C - COMPENSATION

Compensation

Based upon our understanding of the site, the project as summarized in Exhibit A and our planned scope of services outlined in Exhibit B, our estimated fee is **$120,811**. Our cost estimate is summarized in the following table. Unless instructed otherwise, we will submit our invoice(s) to the City.

<table>
<thead>
<tr>
<th>Description</th>
<th>Est. Quantity</th>
<th>Units</th>
<th>Unit Rate</th>
<th>Estimated Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subcontracted Barge/Crane</td>
<td>1</td>
<td>Cost +15%</td>
<td>$48,000.00</td>
<td>$55,200.00</td>
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<tr>
<td>BNSF Permitting and Flaggers</td>
<td>1</td>
<td>Cost +15%</td>
<td>$1,500.00</td>
<td>$1,725.00</td>
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<tr>
<td>Mobilization/Demobilization (1 Crew &amp; ATV Rig)</td>
<td>1</td>
<td>lump sum</td>
<td>$9,750.00</td>
<td>$9,750.00</td>
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<tr>
<td>ATV Rig Rate / Per Diem</td>
<td>6</td>
<td>day</td>
<td>$975.00</td>
<td>$5,850.00</td>
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<tr>
<td>Standby (1 Drill Crew &amp; Rig)</td>
<td>0</td>
<td>hour</td>
<td>$395.00</td>
<td>$0.00</td>
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<tr>
<td><strong>Soil Drilling</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPT &amp; Shelby Tube Samples</td>
<td>125</td>
<td>each</td>
<td>$35.00</td>
<td>$4,375.00</td>
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<tr>
<td>NQ2 Rock Coring</td>
<td>100</td>
<td>each</td>
<td>$58.70</td>
<td>$5,870.00</td>
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<tr>
<td>Utility Clearance</td>
<td>1</td>
<td>feet</td>
<td>$300.00</td>
<td>$300.00</td>
</tr>
<tr>
<td>Moisture Content &amp; Visual Classification (incl. Hand Pen)</td>
<td>125</td>
<td>each</td>
<td>$10.00</td>
<td>$1,250.00</td>
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<tr>
<td>Dry Density (Thin-Wall Tube Sample)</td>
<td>63</td>
<td>each</td>
<td>$17.00</td>
<td>$1,071.00</td>
</tr>
<tr>
<td>Unconfined Compressive Strength Test (soil)</td>
<td>63</td>
<td>each</td>
<td>$20.00</td>
<td>$1,260.00</td>
</tr>
<tr>
<td>Atterberg Limits - Three Point Method</td>
<td>20</td>
<td>each</td>
<td>$70.00</td>
<td>$1,400.00</td>
</tr>
<tr>
<td>Sieve + Hydro</td>
<td>20</td>
<td>each</td>
<td>$180.00</td>
<td>$3,600.00</td>
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<tr>
<td>CU with pore pressure measurements (3 points)</td>
<td>8</td>
<td>each</td>
<td>$1,500.00</td>
<td>$12,000.00</td>
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<tr>
<td>Direct Shear (Soil)</td>
<td>2</td>
<td>each</td>
<td>$1,300.00</td>
<td>$2,600.00</td>
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<tr>
<td>Direct Shear (Rock)</td>
<td>2</td>
<td>each</td>
<td>$900.00</td>
<td>$1,800.00</td>
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<tr>
<td>Unconfined Compressive Strength Test (rock)</td>
<td>4</td>
<td>each</td>
<td>$65.00</td>
<td>$260.00</td>
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<tr>
<td>Unconfined Compressive Strength Test (rock, radial and axial strain measures)</td>
<td>4</td>
<td>each</td>
<td>$375.00</td>
<td>$1,500.00</td>
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<tr>
<td>Summary Report (stratification of boring logs, preparation of report)</td>
<td>1</td>
<td>lump sum</td>
<td>$8,000.00</td>
<td>$8,000.00</td>
</tr>
</tbody>
</table>

**Total Estimated Cost**  

**$120,811.00**
Project Schedule

We developed the following schedule to complete the scope of services based upon our existing availability and understanding of your project schedule; however, this does not account for delays in field exploration beyond our control, such as weather conditions, permit delays, river/flood stage, clearance of utilities (public and private), or lack of permission to access the boring locations. In the event the schedule provided is inconsistent with your needs, please contact us so we may consider alternatives.

<table>
<thead>
<tr>
<th>GeoReport Stage</th>
<th>Schedule 1,2,3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commencement of BNSF Permit Extension</td>
<td>request submitted</td>
</tr>
<tr>
<td>Field Exploration</td>
<td>TBD 4</td>
</tr>
<tr>
<td>Site Characterization (draft boring logs)</td>
<td>15 business days 6</td>
</tr>
<tr>
<td>Data Report</td>
<td>25 business days 6</td>
</tr>
</tbody>
</table>

1. Days are not cumulative.
2. Upon receipt of your notice to proceed we will activate the schedule component of our GeoReport website with specific, anticipated calendar dates for the three delivery points noted above as well as other pertinent events such as field exploration crews on-site, etc.
3. We will maintain a current calendar of activities within our GeoReport website. In the event of a need to modify the schedule, the schedule will be updated to maintain a current awareness of our plans for delivery.
4. To be determined (TBD). Field services will commence as soon as possible after receiving BNSF permit extension and river levels allow. River borings cannot be performed if the river freezes/partially freezes.
5. After the completion of the laboratory testing.
EXHIBIT D – PROPOSED EXPLORATION PLAN
Proposed Rand Park Sanitary-Storm Separation Tunnel, Keokuk, Iowa
August 24, 2018, Terracon Project No. DK18P090
COUNCIL ACTION FORM

Date: 9/27/18
Presented By: Mark Bousselot

Subject: Aquatic Center Water Slides    Agenda Item: 

Description:
The City has received two quotes to maintain the water slides at the Keokuk Aquatic Center. One of the two quotes received has been determined to be non-responsible quote, as a reference for the company has provided negative feedback. The remaining quote is from SplashTacular at an estimated cost of $100,000 based on the information provided. The quote will be confirmed with an on-site visit prior to the work commencing. The budgeted amount was only $70,000.00 and the estimated cost is $100,000. SplashTacular has agreed to bill the City for $70,000 during this fiscal year and the remaining in the following fiscal year. It is also worth mentioning that SplashTacular is the original supplier and manufacturer of the water slides at the Keokuk Aquatic Center, so we know the material and maintenance will properly adhere to the water slides.

FINANCIAL

Is this a budgeted item? YES   NO

Line Item #: 301 - 7704 - 6790    Title: Capital Improvement Aquatic Center

Amount Budgeted: $ 70,000.00

Actual Cost: $ 100,000

Under/Over: Over $30,000

Funding Sources:
Remaining - Aquatic Center Bond

Departments:
Aquatic Center

Is this item in the CIP? YES   NO
CIP Project Number:
COUNCIL ACTION FORM

Any previous Council actions:

Action

Date

Recommendation:

Approve the resolution for the maintenance of the two water slides at the Keokuk Aquatic Center to be performed by the manufacturer of the slides at an estimated cost of $100,000.

Required Action

ORDINANCE □ RESOLUTION ✔ MOTION □ NO ACTION REQUIRED □

Additional Comments:

MOTION BY: ____________________  SECONDED BY: ____________________

TO ___________________________

CITY COUNCIL VOTES

<table>
<thead>
<tr>
<th>VOTES</th>
<th>Bryant</th>
<th>Dade</th>
<th>Dunek</th>
<th>Greenwald</th>
<th>Helenthal</th>
<th>Moore</th>
<th>Mortimer</th>
<th>O'Conner</th>
<th>Payne</th>
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<tbody>
<tr>
<td>YES</td>
<td></td>
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<td>NO</td>
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<tr>
<td>ABSENT</td>
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<td>ABSTAIN</td>
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</tr>
</tbody>
</table>
RESOLUTION NO.

A Resolution to Accept a Maintenance Service Agreement From SplashTacular For the Water Slides at the Keokuk Aquatic Center

WHEREAS, the City of Keokuk received two quotes to maintain the water slides at the Keokuk Aquatic Center. Of the two quotes received, one of them has been determined to be non-responsible, as a reference for the company has provided negative feedback and

WHEREAS, the remaining quote is from SplashTacular, the original manufacturer of the water slides at the Keokuk Aquatic Center, with an estimated quote of $100,000 to perform the required maintenance

NOW THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that the quote for maintenance services of the water slides at the Keokuk Aquatic Center be awarded to SplashTacular of Paola, Kansas for an estimated amount of $100,000 and further that the Mayor is hereby authorized to execute an agreement with SplashTacular.

Mayor – Thomas L. Richardson

Attest – Jean Ludwig
# Scope of Work for Keokuk Aquatic Center – Maintenance Services

$33,906.00 for (A)
$45,534.00 for (B)
$19,160.00 for (C)
$19,825.00 for (D)
$7,375.00 for (E)
(Sales Taxes Excluded)

## I. MAINTENANCE & RESTORATION SERVICES

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount $$</th>
<th>Notes</th>
</tr>
</thead>
</table>
| A    | 33,906.00 | - Recoating Interior & Exterior of Enclosed Slide.  
- Prep and recoat interior of enclosed slide with gel coat.  
- Prep and recoat exterior of enclosed slide with Imron™.  
- Slide length of 1031LF. |
| B    | 45,534.00 | - Recoating Interior & Exterior of Open Flume Slide.  
- Prep and recoat interior of open slide with gel coat.  
- Prep and recoat exterior of open slide with Imron™.  
- Slide length of 1391LF. |
| C    | 19,160.00 | - Clean, Wax, & re-Caulk Open Flume & Enclosed Flume Slides.  
- Thoroughly clean, buff, wax, and re-caulk both the 42" open flume and the 32" enclosed flume slides. |
| D    | 19,825.00 | - Touch Up Painting on Tower.  
- Strip and repaint underneath side of platforms where there is pealing paint.  
- Remove all vinyl in pans, treat and repaint all stair risers as needed. Re-install existing vinyl.  
- Prep & Repaint upper platform guard-railing. |
II. TO BE PROVIDED BY OTHERS/EXCLUSIONS
a. Any building permits, licenses, sales tax, allowances, and submissions as required by local authorities, surveying, brokers fees or additional site visits.
b. Special equipment if an extended boom man lift cannot be used (this is what was part of the quote for equipment above)
c. It is assumed our crews will have the ability to work between 8AM and 8PM seven (7) days a week as we deem necessary
d. Parking to be provided at no extra charge to our crew
e. Adequate access to the project area
f. Prevailing or Union wage rates
g. Covering of pool, pool deck, landscaping and any items near work area
h. Piping connections or repairs to the waterslide.
i. Concrete repair work of any kind to the tower
j. Replacement of any fiberglass.
k. Replacement of any vinyl tread material.
l. Replacement of any vinyl decking material.
m. Replacement of any stainless steel decking material.
n. Hardware replacement of any kind.
o. Replacement concrete anchor hardware of any kind unless specified above.
p. Any items not specifically stated above.

NOTE: It is agreed that Splashtacular shall be permitted to process our work without interruption or delay. The purchaser hereby agrees that Splashtacular will be reimbursed in full for all costs associated with any delays. These reimbursable include, but are not limited to, re-mobilization costs and equipment rental/delivery fees. This agreement must become a part of the final contracts.

III. PAYMENT TERMS
- 50% Due to initiate contract and order materials. Payment due upon receipt of invoice.
- 35% Due upon 50% completion of on-site work. Payment due upon receipt of invoice.
- 15% Due upon completion of on-site work. Net 10 due upon receipt of invoice.

Attachments
SplashTacular® offers maintenance services that keep your slides and water play elements looking new and fresh. Our maintenance services include simple scratch repairs, replacement of worn out decking material and recoating and repair of damaged components.

Regardless of who manufactured your slide, you can invest in a maintenance program from SplashTacular that not only increases the life span of your slides but also ensures the continued safety of your guests.

**Damage Can Show Over Time**

There are many factors that contribute to damaged equipment including:
- UV Radiation
- Improper Chemical Balance of Pool
- Chloramines
- Inadequate Ventilation
- Humidity
- Lack of Maintenance

**Why Repair Existing Equipment**

- Less Expensive
- Continued Safety of Guests
- Curb Appeal
- Increased Life Span

**SplashTacular’s Standard Maintenance Program**

Performing maintenance and daily inspections are an important part of caring for your slide and keeping it in top working condition. For aquatic facilities lacking full-time staff or a maintenance department or those experiencing continued turnover of staff, daily maintenance can become a challenge. SplashTacular’s maintenance personnel can provide the assistance you need.

**Services include:**
- Interior slide surface waxing and buffing
- Cleaning the exterior of the slide(s)
- Repair of minor scratches, chips or blemishes of slide parts
- Caulking of slide joints
- Visual inspection of slide and slide tower
- Notification of concerns or potential problems
Additional Services

There are times your slide(s) may need a little more attention than the services offered in our standard maintenance program.

Services include:

Recoating
- Worn or damaged interior surfaces
- Faded exterior surfaces (Match your existing exterior color or give your slide a whole new look)

Replacement and Repair
- Damaged slide components
- Crack or large chip repair

Decking and Steel
- Replacement of damaged steel components (can include decking, tread, tower)
- Replacement of rusted stairways or platforms
- Preparation and touch up of steel parts
- Replacement of worn out or cracked tread and decking material

Canopies
- Fitted to your slide tower or custom designed

Evaluations
- Evaluate all equipment
- Determine repairs (both immediate and long term)
- Cost analysis

Specialized Training

Inspections & Maintenance
- We will come to your facility and retrain your new or existing staff

Minor Repairs
- Learn to perform minor repairs to slide components including how to repair minor chips, scratches, blemishes and how to caulk a slide joint

All Services can be completed

One Time
Annually
Bi-Annually
Long Term Contact
COUNCIL ACTION FORM

Date: October 4, 2018
Presented By: O'Donnell

Subject: Approval of Pilot Project
Agenda Item: ________________

Description:

Main Street Keokuk was approached by city officials to develop a pilot program that would encourage renovation of store fronts in the downtown. The program would provide up to $5,000 per store front and the initial funding was to be $20,000. Main Street Keokuk sought three projects for the program. According to the guidelines, the owners must submit and application prior to work starting and go through a design review. Main Street reimburse the owner and the City is to reimburse Main Street.

The first project is completed. The Lake Cooper Foundation refaced the east wall of their building. Total project cost was $22,000 with $5,000 coming from the pilot project grant.

The program did not receive specific funding in this year's budget. However, there is $15,000 in Hotel/Motel Discretionary funds that can be applied to the program.

FINANCIAL

Is this a budgeted item? YES ☑ NO ☐

Line Item #: 001-4900-6380 Title: Miscellaneous

Amount Budgeted: 15,000

Actual Cost: 5,000

Under/Over: 10,000

Funding Sources:

Hotel/Motel Tax


Departments:

Mayor/Council


Is this item in the CIP? YES ☑ NO ☐ CIP Project Number: ________________
COUNCIL ACTION FORM

Any previous Council actions:

<table>
<thead>
<tr>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

Recommendation:

Staff recommends approval of the distribution of $5,000 to Main Street Keokuk for the Pilot Project Property Improvement Grant, application by Lake Cooper Foundation.

Required Action

ORDINANCE ☐ RESOLUTION ☐ MOTION ☑ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: ______________________ SECONDED BY: ______________________

TO ______________________________

CITY COUNCIL VOTES

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</table>
PILOT PROJECT
PROPERTY IMPROVEMENT GRANT APPLICATION

"Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." Secretary of the Interior's STANDARDS FOR REHABILITATION

NAME OF APPLICANT
LAKE COOPER Foundation

BUSINESS ADDRESS
810 MAIN ST.

BUSINESS NAME
LAKE COOPER COMMUNITY CENTER

BUSINESS PHONE
319-520-3207

PROJECT ADDRESS
810 MAIN KEOKUK

Is the applicant the project building owner? YES ☒ NO

If NO, a letter from the owner, expressing approval of the project proposal must be attached.

TOTAL ESTIMATED PROJECT COST
$22,000.00

PILOT PROJECT GRANT AMOUNT
$5,000.00

ATTACH SOURCES AND USES BUDGET (include contractors' estimates)

PROPOSED START DATE
JULY 2018

PROPOSED COMPLETION DATE
JULY 15, 2018

Applicants have four months from acceptance of proposal to complete projects. An extension may be requested but is not guaranteed.

Existing Building Use:

After Project Building Use:

Attach the following as part of your application:
1. Detailed list of all proposed work
2. Drawings of proposed work
3. Conceptual Drawing by Main Street (if applicable)

Add some signage
The undersigned applicant affirms that:

A. The information submitted herein is true and accurate to the best of his/her knowledge.

B. The applicant has read and understands the conditions of the Demonstration Grant Program and agrees to abide by its conditions and guidelines as attached and as referred to in the Guidelines.

[Signature of Applicant]

[Date] 5-16-18

FOR OFFICE USE ONLY

Date Received: 5-16-18
Initial Received By: [Signature]
Revision Requested By: [Signature]
Date Approved: [Signature]
Date Denied: [Signature]
The Lake Cooper Foundation Community Center will be promoting the community in many ways, functioning as a beautiful private event space for hosting meetings, weddings and fundraisers.

Visit the Lake Cooper Foundation Community Center on 810 Main St, Redcliff, Iowa 52632. Learn more about the Lake Cooper Foundation at facebook.com/lakecooperfoundation or give them a call at (319) 520-5209.
Project summary

Power washed exterior, tuck pointed and/or patched existing masonry. Primed and painted front and east wall. Painted trim surrounding windows and doors on front of the building. Repaired awning frame and recovered with Sunbrella fabric.

Materials $5834.22
Labor $8480.00
Equipment rental $1000.00
Sherwood awning $6668.24

Total project cost $21,982.46

Thank you,
Robert Korschgen
Commercial Contracting Services LLC  
21 S 9th St.  

Rental JLG  
Phone # 319-313-9226  
Fax # 3195241692  
ktholdingsofkeokuk@gmail.com  
www.commercialcontractingservices.org  

Rental Of JLG - Two days  

---

Total 1000.00  
Sales Tax 0.00  
Total $1000.00  

Balance Due $1000.00  

---

PAID 2/27/18
**Bill To:**
LCF  
728 Franklin St.  
Keokuk, IA  
52632

**Ship To:**
Same

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<th>Units</th>
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<td>Labor</td>
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**Remittance**
Date: Upon receipt
Amount Due: 8480.00
Amount Enclosed:

Subtotal 8480.00
Tax
Shipping
Misc.
Balance 8480.00
### Sale Transaction

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<td>60&quot;X60&quot; H STEP FRAME</td>
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<td>4</td>
<td>195.92</td>
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<td>LEVELING JACK</td>
<td>19.99</td>
<td>4</td>
<td>79.96</td>
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<td>8&quot; OUTDOOR CASTER</td>
<td>27.99</td>
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<td>111.96</td>
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**TOTAL**                                | 734.60     |
**TAX QUINCY-IL 6%**                      | 58.77      |
**TOTAL SALE**                            | 793.37     |
**Debit 2304**                            | 793.37     |
**EFT Debit**                              | 05/26/18 18:31:58  
Ref# 163105261042 PRIMARY ACCT
Chip Inserted
a0000000042203
TC - 04b265dce6ee01bd
THANK YOU FOR SHOPPING AT
ACE HARDWARE 672
2122 MAIN STREET
KEOKUK IA 52632
(319) 524-1398

\(09/18\) 5:36PM 67202 582 SALE

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JC-TOTAL: $15.67  TAX: $1.10  TOTAL: $16.77  BC AMT: $16.77

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ID: 134633
UTH: 448363
ost reference #: 329387  Bat#

Authorizing Network: MASTERCD

Chip Read
CARD TYPE: MASTERCARD  EXPR: XXXX
ID: A000000041010
TVR: 8000008000
IAD: 01080100000000000000000000
TSI: 6800
ARC: 00
MODE: Issuer
CVM:
Name: Debit MasterCard
ATC: 0058
AC: 35482110011101
TxdID/ValCode: 703619

Bank card USD$ 16.77

THANK YOU FOR SHOPPING AT
ACE HARDWARE 672
2122 MAIN STREET
KEOKUK IA 52632
(319) 524-1398

\(17/18\) 3:55PM 67209 583 SALE

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JE-TOTAL: $15.49  TAX: $1.08  TOTAL: $16.57  BC AMT: $16.57

K CARD#: XXXXXXXXXXXX304
ID: 134633
UTH: 970577
ost reference #: 340611  Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE: VISA  EXPR: XXXX
AID: 808080000031010
TVR: 8040038000
IAD: 060101036000000
TSI: 6800
ARC: 00
MODE: Issuer
CVM:
Name: VISA DEBIT
ATC: 007B
AC: D64C7AD97D3465FS
TxdID/ValCode: 749054

Bank card USD$ 16.57

THANK YOU FOR SHOPPING AT
ACE HARDWARE 672
2122 MAIN STREET
KEOKUK IA 52632
(319) 524-1398

\(17/18\) 3:55PM 67209 583 SALE

<table>
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<td>365 FASTENERS</td>
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JE-TOTAL: $15.49  TAX: $1.08  TOTAL: $16.57  BC AMT: $16.57

K CARD#: XXXXXXXXXXXX304
ID: 134633
UTH: 970577
ost reference #: 340611  Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE: VISA  EXPR: XXXX
AID: 808080000031010
TVR: 8040038000
IAD: 060101036000000
TSI: 6800
ARC: 00
MODE: Issuer
CVM:
Name: VISA DEBIT
ATC: 007B
AC: D64C7AD97D3465FS
TxdID/ValCode: 749054

Bank card USD$ 16.57

THANK YOU FOR SHOPPING AT
ACE HARDWARE 672
2122 MAIN STREET
KEOKUK IA 52632
(319) 524-1398
See back of receipt for your chance to win $1000 ID #:7M40B4HHMV4C

Walmart
Save money. Live better.

319-524-6941 Mgr: SONYA JARVIS
3CO NO. PARK DRIVE
KEOKUK IA 52632

ST# 01431 O# 009034 T# 34 TR# 09035.
QT PAINT 00200667985 8.47 X
ID REQUIRED - 18
KS MINERAL 9P 003019294205 4.87 X
ROLLER KITS 69578100014 2.27 X
4 MINI RLR 002238496557 3.57 X
4IN TRAY 009826828144 1.47 X
TAX 7 7.00 X
TOTAL 22.10

DEBIT TEND 22.10
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
22.10 TOTAL PURCHASE

Debit# 2304 I O REF # 818500558594
NETWORK ID. 0055 APPR CODE 00460
Debit
AID A0000000042203
TC 6EA7A4A4B24650
+NO SIGNATURE REQUIRED
TERMINAL # S003310941
07/04/18 07:25:55
# ITEMS SOLD 5
TC# 1140 6298 6726 9826 0640

Low Prices You Can Trust. Every Day.
07/04/18 07:26:02
Use Walmart Pay to save your receipts.

### Sale Transaction

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TOTAL SAVINGS 5.32

TOTAL NUMBER OF I1MC

THE FOLLOWING REBATE RECEIPTS WERE PRINTED FOR THIS TRANSACTION:

3948

- Service items may be returned or ex-
Walmart
Save money. Live better.

319-524-6941 Mgr: SONIA JARVIS
300 NO. PARK DRIVE
KEOKUK IA 52632

ST# 01431 On# 009044 46 FR# 07242
GATORADE 0052000 F 4.84 X
DECOD SRRYPRNT 002000
10 AT 1 FOR 39.60 X
SUBTOTAL 44.44
TAX 1 1.00% 3.11
TOTAL 47.55
DEBIT DEBIT 47.55
CHANGE DUE 0.00

EFT DEBIT
PAY FROM PRIMARY
47.55 TOTAL PURCHASE
Debit: 2004 I D REF # 818400192781
NETWORK ID: 0055 APPX CODE: 408214
Debit
ATM A0000000000004203
TC 0904941109C2701
*Pin Verified
TERMINAL #: 204062
07/03/13 10:27:24
# ITEMS SOLD 11
TC# 1563 05650 05650 69009 7089

Low Prices You Can Trust. Every Day.
07/03/16 10:27:31
Use Walmart Pay to save your receipts.
BUILDING

Use Your BIG CARD REBATE

MENARDS - WEST BRLTN
614 West Agency Road
West Burlington, IA 52655

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 09/13/18

If you have questions regarding the charges on your receipt, please email us at:
WEBfrontend@menards.com

Sale Transaction

160PC #6X3" CONSTR SCREW 5.49
2293010
"AFTER TIE 4-1/2" 3.98
273289 8 @ .42
ENDING PLATE 5X3-1/8 7.04
271154 8 @ .68
" DIAGONAL BRACE 13.49
602107

DIAT 35.38
4X DES MOINES-I A 7% 2.48
" JENAL SALE 37.86
" VESTERCARD DEBIT 2304 37.86
T Debit 06/15/18 19:02:21
if# 190205151042 PRIMARY ACCT

TOTAL NUMBER OF ITEMS = 18

NOW HIRING!

BUILDING

See back of receipt for your chance
to win $1000 ID 0:785659598452

Walmart
319-524-6941 Hor:SONYA JARVIS
300 NO. PARK DRIVE
KEEDUK IA 52632

STN 01431 OPW 004561 TE0 00 070 0712
LVS CAH 00030400903 13.44 X
LVS POUR 90 000920095101 4.97 X
LVS POUR 90 000920095101 4.97 X
LVS POUR 90 000920095101 4.97 X
** VOID ENTRY **
LVS POUR 90 000920095101 4.97 X
SUBLASSCLEAN 004101100005 2.36 X
LVS CL 2PK 000920095226 9.83 X
SUBTOTAL 35.59
TAX 1 1.000 X 2.49
TOTAL 38.08
DEBIT TEND 38.08
CHANGE DUE 0.00

EFF DEBIT
PAY FROM PRIMARY
38.08 TOTAL PURCHASE
Debit: 2304 1 0 REF 0 016060634979
NETWORK ID. 0055 APPR CODE 912220
Debit
ATD 0000000042223
IC 0000000000000
** NO SIGNATURE REQUIRED
TERMINAL # 520107
06/04/10 21:12:55

W ITEMS SOLD 5
TCH 3254 1571 1601 4450 7149

Low Prices You Can Trust. Every Day.
06/04/10 16:57:10
Use Walmart Pay to save your receipts.

Walmart
319-524-6941 Hor:SONYA JARVIS—
300 NO. PARK DRIVE
KEEDUK IA 52632

STN 01431 OPW 002419 TCH 05 TSN 00813
DAP1002 CLR 007679818071 1.96 X
DAP1002 CLR 007679818071 1.96 X
DRLK KEVED 00320977554 8.87 X
SUBTOTAL 12.79

EQ 40CT PKH 060113116493 3.40 X
** VOID ENTRY **
EQ 40CT PKH 060113116493 3.40 X
SUBTOTAL 12.79
TAX 1 7.000 X 0.90
TOTAL 13.69
DEBIT TEND 13.69
CHANGE DUE 0.00

EFF DEBIT
PAY FROM PRIMARY
13.69 TOTAL PURCHASE
Debit: 2304 1 0 REF 0 015500508840
NETWORK ID. 0055 APPR CODE 177599
Debit
ATD 0000000042223
IC 035067H55060993
** NO SIGNATURE REQUIRED
TERMINAL # 520106
06/04/10 16:57:10

W ITEMS SOLD 3
TCH 2160 6619 6986 9723 3620
Thank you for shopping at
ACE HARDWARE 672
2122 MAIN STREET
KEOKUK IA 52632
(319) 524-1398

06/02/18 12:55PM 67209  583 SALE

02050BT  3 EA  $7.90 EA  $23.70
2x6x8 TREATED  TOTAL: $  25.36
SUB-TOTAL: $  23.70  BC AMT: $  25.36
20.76 TOTAL PURCHASE
Debit- 2304 T 0 REF # 81800066534
NETWORK ID: 0055 APPR CODE 971789
Debit
AID A0000000042203
TC B3997179187CDE09
*NO SIGNATURE REQUIRED
TERMINAL #: SC016682
06/29/18 15:20:05
# ITEMS SOLD 4

Low Prices You Can Trust. Every Day.
06/29/18 15:20:12
Use Walmart Pay to save your receipts.

Bank card USD $ 25.36

Thank you, Lake Foundation Cooper
For your patronage
ACERewards ID #: 1935510958
### Sales Transaction

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
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<td>AA 4PK ENERGIZER LITHUO</td>
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<td>755900</td>
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<td>2.98</td>
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<td>616953</td>
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<tr>
<td>RH CLEAN BURST 100 LOAD+</td>
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<td>50Z COO BEEF</td>
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<td>538201</td>
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<td>1&quot; HG GRID CROSS TEE</td>
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<td>4X QUINCY-IL 6%</td>
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<td>37417</td>
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<tr>
<td>JTAL SAVINGS</td>
<td>1.98</td>
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</tr>
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</table>

**Total Number of Items: 13**
THANK YOU FOR SHOPPING AT
ACE HARDWARE 672
2122 MAIN STREET
KEOKUK IA 52632
(319) 524-1398

/30/18 9:24AM 67203 583 SALE

3G8 5 EA $2.99 EA
3ER ECONO1/ZAP LNZR $14.95 EA
305 2 EA $4.59 EA
3ET GRID METAL 5G $9.18 EA
1 EA $27.99 EA
400 SPRAY TIP 1375054 $27.99

3-TOTAL:$ 52.12 TAX: $ 3.65
TOTAL: $ 55.77
BC AMT: $ 55.77

CARD#: XXXXXXXXXX2304
J: 136633
TH: 601415 AMT: $ 55.77
st reference #:335723 Bat#

Authorizing Network: MASTERCARD

IP Read
ID TYPE: MASTERCARD EXPR: XXXX
I: 000000000000000010
J: 00000000000000000000000000000000
K: 0000 T: 0000 I: 07680
J: 0600 K: 00000000000000000000000000000000
E: Issuer
M: Debit MasterCard
U: 009F V: 991026F686O32909
W/ValCode: 726405
T: card USD$ 55.77

>>> JRNL#35723/4
CUST NO: 6532

THANK YOU LAKE FOUNDATION COOPER
FOR YOUR PATRONAGE
ACE REWARDS ID # 1935510958

3/30/18 10:46AM 6764 582 SALE

637367 1 EA $250.00 EA
4PAINT SPRAYER MAG PROX19 $ 30.00
regular Price: $ 606.00

SUB-TOTAL:$ 530.00 TAX: $ 37.10
TOTAL: $ 567.10
BC AMT: $ 567.10

BK CARD#: XXXXXXXXXX304
MID: 134633
AUTH: 609108 AMT: $ 567.10
Post reference #:335775 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE: MASTERCARD EXPR: XXXX
AID: 40000000001010
TVR: 8000000000
TAD: 0100000002022000000000000000000000000000
TSI: 6800
ARC: 00
MODE: Issuer
CVN: Name: Debit MasterCard
AID: 009F AC: 65908FOF41D307F2
TxAID/ValCode: 726437

Bank card USD$ 567.10

>>> JRNL#35775/4
CUST NO: 6532

THANK YOU LAKE FOUNDATION COOPER
FOR YOUR PATRONAGE
ACE REWARDS ID # 1935510958
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<th>Description</th>
<th>Units</th>
<th>Unit Price</th>
<th>Total Price</th>
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<td>06/01/18</td>
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<td>Caseys General Store #2595</td>
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<td>$22.19</td>
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<td></td>
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<td>PLYS400T</td>
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<td>$5.49</td>
<td>$27.45</td>
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<td></td>
<td>5/4&quot; X6&quot; X6&quot; STD DECKING</td>
<td>1</td>
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<td>$42.00</td>
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<td></td>
<td>3/4&quot; PLYWOOD TREATED</td>
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**SALE - Card Swiped**

**Approved 310862**

**Contact:**

**THANK YOU FOR SHOPPING AT ACE HARDWARE 672 2122 MAIN STREET KEOKUK IA 52632 (319) 524-1398**

**Share a Coke**

**Buy 2 Get 1 Free**

**Support Special Olympics**

**See Store For Details**

caseys.com

**Thank You!!! Please Come Again.**

319-524-1748
GRRWA Transfer Station  
111 Carbide Lane  
Keokuk, Iowa 52632

000000 DO NOT USE-USE 448  
Cash Customer

<table>
<thead>
<tr>
<th>SCALE 1</th>
<th>GROSS WT.</th>
<th>6860</th>
<th>LB</th>
<th>Inbound - Cash ticket</th>
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<td>Net Weight</td>
<td>400</td>
<td>LB</td>
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<table>
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<tr>
<th>QTY</th>
<th>UNIT</th>
<th>DESCRIPTION</th>
<th>RATE</th>
<th>EXTENSION</th>
<th>FEE</th>
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<tr>
<td>0.20</td>
<td>TON</td>
<td>MSW-KIS</td>
<td>37.75</td>
<td>7.55</td>
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</table>

7% SALES TAX INCLUDED 319-524-6175

Main offices (Fort Madison) 1-800-216-2370

WWW: TO REORDER CONTACT CAROLINA SOFTWARE (910) 799-6767  
SIGNATURE
Thank you for shopping at
ACE HARDWARE 672
2122 MAIN STREET
KEOKUK IA 52632
(319) 524-1396

06/03/18 10:17AM 6764 582 SALE

<table>
<thead>
<tr>
<th>Item</th>
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<tr>
<td>2361715</td>
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<tr>
<td>CUT WHL 4&quot;X.045X7/8 MAS</td>
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<td>$5.18</td>
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<td>2106920</td>
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<td>$2.29</td>
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<td>BLADE CUTOFF 4.5X1/16&quot;MA</td>
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<td>$4.58</td>
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<td>255221</td>
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<td>$6.99</td>
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SUB-TOTAL: $16.75 TAX: $1.17
TOTAL: $17.92
BC AMT: $17.92

AID: XXXXXXXXXX2304
MID: 134533
AUTH: 087599
Host reference #:327251

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE: MASTERCARD
EXPR: XXXX
AID: 800000000000000000
TVR: 800000000000000000
IAD: 01106100022000000000000000000000
TSI: 6800
ARC: 00
MODE: Issuer
CVM:
Name: Debit MasterCard
ATC: 0053
AC: 726ECDA87F4826AB
TxnID/ValCode: 094261

Bank card USD$ 17.92

Low Prices You Can Trust. Every Day.
05/30/18 20:23:57
Use Walmart Pay to save your receipts.

See back of receipt for your chance to win $1000 ID #:7NKF/MBB22
THANK YOU FOR SHOPPING AT
ACE HARDWARE 672
2122 MAIN STREET
KEDUKIA 52632
(319) 524-1398

16/27/18 3:42PM 67203 583 SALE

1506294 10 EA $147.99 EA
SPIRE EXT SAT LBASE 5GL $1479.90
Regular Price: 104.93
19793 7 EA $78.99 EA *
:ILZ 2 PRIMER 5GL $552.93
Regular Price: 79.99
2505 3 EA $1.99 EA
JCKET GRID METAL 5G $5.97
Regular Price: 4.59
6138 1 EA $12.99 EA
IXER-QUIK MUD 8.5X4.5 $12.99
Regular Price: 14.99
H11075 1 EA $0.00 EA *N
Promotion 27 $N/C

UB-TOTAL: $ 2051.79 TAX: $ 143.63
TOTAL: $ 2195.42
BC AMT: $ 2195.42

K CARD#: XXXXXXXXXXXX2304
ID: 134633
UTH: 170252 AMT: $ 2195.42
ost reference #:334691 Bat#
uthorizing Network: MASTERCARD

Card Read
CARD TYPE: MASTERCARD EXPR: XXXX
AID: 00000000041010
TWR: 0000000000
IAD: 01106010022000000000000000000000
TSI: 6800
ARC: 00
MODE: Issuer
CVM:
Name: Debit MasterCard
ATC: 00062
AC: 6FA96D998AD4E185
TranID/ValCode: 728B48

Bank card USD: $ 253.56

>> JRNL.035818/4
JRNL.035818/4
CUST ND: #6532

THANK YOU LAKE FOUNDATION COOPER
FOR YOUR PATRONAGE
ACE REWARDS ID # 1935510958

06/30/18 12:01PM 67203 583 SALE

19793 3 EA $78.99 EA *
KILZ 2 PRIMER 5GL $236.97
Regular Price: 79.99

SUB-TOTAL: $ 236.97 TAX: $ 16.59
TOTAL: $ 253.56
BC AMT: $ 253.56

BK CARD#: XXXXXXXXXXXX2304
MID: 134633
AUTH: 73713; AMT: $ 253.56
Host reference #:335818 . Bat#
uthorizing Network: MASTERCARD

Chipe Read
CARD TYPE: MASTERCARD EXPR: XXXX
AID: 00000000041010
TWR: 0000000000
IAD: 01106010022000000000000000000000
TSI: 6800
ARC: 00
MODE: Issuer
CVM:
Name: Debit MasterCard
ATC: 00062
AC: 6FA96D998AD4E185
TranID/ValCode: 728B48

Bank card USD: $ 253.56

>> RRNL.035818/4
CUST ND: #6532

THANK YOU LAKE FOUNDATION COOPER
FOR YOUR PATRONAGE
ACE REWARDS ID # 1935510958
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<tr>
<td><strong>Merchant Information:</strong></td>
<td>WEST BURLINGTON, IA</td>
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<td><strong>Reference number:</strong></td>
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<td><strong>Merchant Name:</strong></td>
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<td><strong>Transaction Category:</strong></td>
<td>Home &amp; Utilities/ Home Maintenance</td>
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Subject: Request to Transfer Sign and Sidewalk Display Permits

Description:
Simply Home is moving from 822 Main St to 527 Main St. Owner Kandie White is requesting to transfer her sign and sidewalk display permits from the old location to the new location. Without action of the Council to allow the transfer, Ms. White would be required to apply for new permits. Since the move does not involve a transfer of ownership, staff has no objections.

FINANCIAL

Is this a budgeted item? YES □ NO □

Line Item #: __________________________ Title: ________________________________

Amount Budgeted: __________________________

Actual Cost: __________________________

Under/Over: __________________________

Funding Sources:
______________________________
______________________________

Departments:
______________________________
______________________________

Is this item in the CIP? YES □ NO □ CIP Project Number: __________________________
COUNCIL ACTION FORM

Any previous Council actions:

<table>
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<th>Action</th>
<th>Date</th>
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<tbody>
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Recommendation:

Staff recommends approval of the transfer of sign and sidewalk display permits issued to Kandi White, DBA Simply Home, from 822 Main St to 527 Main St.

Required Action

ORDINANCE □ RESOLUTION □ MOTION □ NO ACTION REQUIRED □

Additional Comments:

MOTION BY: ________________________ SECONDED BY: ________________________
TO ____________________________________________________________

CITY COUNCIL VOTES

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<th>Dade</th>
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</table>
TO: Mayor and Council
CC: Department Heads
FROM: Cole S. O’Donnell
DATE: October 4, 2018
RE: Administrator’s Report

1. Barge: We have had to pump water out of the barge over the past few weeks. There appears to be some leakage at the water line. The facility is equipped with bilge pumps, though we do not have electricity to them. We used portable pumps and a generator. We are not sure if this is a normal occurrence or something we need to fix. Therefore, staff is obtaining quotes for an inspection of the barge.

2. Barge Part 2: I met with a gentleman who is interested in the barge for a possible family entertainment facility. At this time, I do not have any concrete plans but will continue to work with the interested party as needed.

3. Parks Safety Inspection: ICAP performed a safety review of our park facilities. There are several minor deficiencies that are easily corrected. However, there are problems with our fall protection that require some work to correct. Staff will develop a plan for remediation and submit to ICAP.

4. Civil Rights Commission: I attended a Civil Rights Commission meeting to discuss solutions relating to the lack of public transportation for handicapped individuals. The Commission will be contacting the local taxi companies to determine options.

5. Out of Office: Be advised that I will be out of office at various times in October, especially for the last week, in order to complete our move to Keokuk.