

AGENDA
COUNCIL WORKSHOP
January 3, 2019
5:30 P.M.

- (1) Review council meeting agenda.

AGENDA
CITY COUNCIL MEETING
January 3, 2019
6:30 P.M.

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Mayor's Correspondence:
5. Citizen's Request.
6. Consent Agenda.
 - Minutes of the regular City Council meeting of December 20, 2018;
 - Resolution approving an Urban Revitalization Tax Exemption for Bonita Scott, 924 Fulton Street, accessory building;
 - Resignation of John Mason from the Architecture Design Standards Commission, effective immediately;
 - Appointment of Mary Watson to the City Planning Commission, term to expire May 14, 2024;
 - Motion to pay the bills and transfers listed within Register No.'s 5043-5045;
7. (a) Public hearing on a request to amend Title 20, Section 20.60.100 (e). A public hearing notice was published in the Daily Gate City on December 18, 2018.

(b) Consider resolution acknowledging public hearing to amend Title 20, Section 20.60.100 (e), prohibiting ground floor and below grade dwelling units within a specific area.
8. Consider resolution designating the Daily Gate City as a newspaper of general circulation for publication of official notices.
9. Consider resolution designating depositories for city monies and city funds not to exceed the sum of \$ 8,000,000.00 per financial institution.
10. Consider resolution setting a public hearing for February 7, 2019 on a proposed Amendment No. 4 to the amended and restated Twin Rivers Urban Renewal Plan in the City of Keokuk, State of Iowa.
11. Motion to set budget workshops for January 14th at 5:30 p.m. and January 28th at 5:30 p.m.
12. Staff Reports:
13. New Business:
14. Adjourn meeting.

MINUTES
CITY COUNCIL MEETING
December 20, 2018
6:30 P.M.

The City Council of the City of Keokuk met in regular session on December 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 eight council members present, one absent. Mike O'Connor, Ron Payne, Devon Dade, John Helenthal, Larry Mortimer, Michael Greenwald, Roger Bryant and Susan Dunek were present. Mike Moore was absent. Staff in attendance: City Administrator Cole O'Donnell, City Clerk Jean Ludwig, Public Works Director Mark Bousselot, Community Development Director Pam Broomhall, Code Enforcement Officer Kathie Mahoney and Fire Chief Gabe Rose.

MAYOR'S CORRESPONDENCE: The Mayor commended two long time employees, Bob Morgan and Jane Watson on their retirement. The Mayor also said there may be a record set for cars going through City of Christmas this season.

Motion made by Helenthal, Second by Bryant to approve the agenda, including a consent agenda.

- Minutes of the regular City Council meeting of December 6, 2018;
- Receive Council Reports for November 2018;
- **RESOLUTION NO. 172-18:** Approving a Liquor License for Hy-Vee Food Store, 3111 Main Street, effective January 2, 2019 – Class E Liquor License with Sunday Sales;
- **RESOLUTION NO. 173-18:** Approving a Liquor License for Rascal's Pub & Grub, Inc., 820 Main Street, effective January 2, 2019 – Class C Liquor License with Outdoor Service;
- **RESOLUTION NO. 174-18:** Approving the appointment of Cole O'Donnell to the SEIRPC Board of Directors commencing on January 1, 2019 and ending January 1, 2020;
- Appointment of Diane Bramhall-McWilliams to the City Planning Commission, term to expire May 14, 2023;
- Appointment of Jeff Arntzen to the Rand Park Pavilion Commission, term to expire October 22, 2023;
- Motion to pay the bills and transfers listed within Register No.'s 5040-5042;

Motion made by Helenthal, Second by Mortimer to approve the following proposed **RESOLUTION NO. 175-18:** "APPROVING A CONTRACT FOR SERVICES AND NAMING JAMES F. DENNIS AS CITY ATTORNEY." (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, Second by Mortimer to approve the following proposed **RESOLUTION NO. 176-18**: “APPROVING A RESOLUTION SETTING A PUBLIC HEARING FOR JANUARY 3, 2019 ON A REQUEST TO AMEND TITLE 20, SECTION 20.60.100 (e).” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, Second by Dunek to approve the following proposed **RESOLUTION NO. 177-18**: “APPROVING A RESOLUTION SETTING A DATE AND TIME FOR A BID OPENING AND PUBLIC HEARING ON THE MILL AND FILL PROJECT ON SOUTH 21ST FROM TIMEA TO ALLEY BETWEEN EXCHANGE AND JOHNSON AND BANK STREET FROM 22ND TO 18TH, & SOUTH 16TH & 17TH FROM MAIN STREET TO JOHNSON STREET.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, Second by Dunek to approve the following proposed **RESOLUTION NO. 178-18**: “A RESOLUTION SETTING A DATE AND TIME FOR A BID OPENING AND PUBLIC HEARING ON THE MILL AND FILL PROJECT ON SOUTH 13TH STREET FROM PALEAN TO JOHNSON STREET.” (8) AYES, (0) NAYS. Motion carried.

Motion made by O’Connor, Second by Helenthal to approve the following proposed **RESOLUTION NO. 179-18**: “A RESOLUTION AUTHORIZING THE PURCHASE OF A BUDGETED DUMP TRUCK FOR THE SEWER DEPARTMENT.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, Second by Helenthal to approve the following proposed **RESOLUTION NO. 180-18**: “A RESOLUTION APPROVING THE FINAL PLAT OF RE-SUBDIVISION FOR LAKE COOPER PASTIME PROPERTIES, 3318 MIDDLE ROAD.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Bryant to approve the following proposed **RESOLUTION NO. 181-18**: “A RESOLUTION TO AWARD A CONTRACT FOR THE INSPECTION OF THE KEOKUK BARGE.” (8) AYES, (0) NAYS. Motion carried.

Motion made by O’Connor, Second by Bryant to approve the following proposed **RESOLUTION NO. 182-18**: “A RESOLUTION ACCEPTING A BID FOR DEMOLITION OF 629 MAIN STREET.” (7) AYES, (1) ABSTAIN, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Dunek to approve the following proposed **RESOLUTION NO. 183-18**: “A RESOLUTION SUPPORTING APPLICATION FOR IOWA TRANSPORTATION ALTERNATIVE PROGRAM (TAP).” (8) AYES, (0) NAYS. Motion carried.

A motion was made by Helenthal and seconded by O'Connor to enter into closed session at 7:07 p.m. under Iowa Code 21.5 (i) for discussion of employee evaluation.

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

A motion was made by Helenthal and seconded by Mortimer to return to open session at 7:48 p.m. (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, Second by O'Connor to consider compensation of City Administrator per employment agreement. (8) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: O'Donnell gave updates on the following topics: Budget workshop schedule, Southeast Iowa Development Center, General Curtis statue and scheduling a meeting with Judge Boddicker.

NEW BUSINESS: The Council consented to approve a letter of support for Hope Haven. The Mayor reported he has been in contact with Viking Cruise Line regarding a boat docking in Keokuk. He stated they already have a deal in progress with Ft. Madison, but Keokuk would be considered if that falls through.

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

Meeting adjourned at 8:01 p.m.

RESOLUTION NO. _____

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

WHEREAS, Applications have been submitted;

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

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

- Bonita Scott, 924 Fulton Street, accessory building

Passed this 3rd day of January, 2019.

Thomas L. Richardson, Mayor

Attest: _____
Jean Ludwig, City Clerk

November 2, 2018

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

Honorable Mayor:

Please accept this application for urban revitalization tax exemption (as adopted by City Ordinance No. 1716) for my improvement project located at **924 Fulton Street**.

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

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

My project is (describe in detail): **Accessory Building**

The estimated cost of the completed project is **\$16,500.00** and it will be completed on, 9/14/18.

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

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

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

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

Sincerely,


Property Owner(s) Signature

11/12/18

APPLICATION FOR URBAN REVITALIZATION EXEMPTION

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

Property Owner Name: **Bonita Scott**
Property Owner Address: **924 Fulton Street**
Address of Residential Property Claimed for Exemption: **924 Fulton Street**

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

1. If applicable, describe in detail the new construction for which an exemption is claimed:
Accessory Building
2. If applicable, describe in detail the reconstruction of existing buildings or structures:
3. Was prior approval given by the City Council for this exemption?
Yes: (by Res. No. _____) No:
4. Estimated costs of the improvements? **\$16,500.00**
5. Estimated or actual date of completion?
6. Please provide the names of tenants that occupied the building on April 1, 2001. See Iowa Code Section 404.6 with regard to relocation expenses of tenants.

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

Bonita Scott
Signature of Applicant

Property Owner
Title

11/12/18
Date

FOR ASSESSOR USE ONLY

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

Assessor Signature

Date

PAYMENT OF THE FOLLOWING CLAIMS FOR THE CITY ARE APPROVED AND CLAIMS FOR THE LIBRARY AND AIRPORT ARE ACKNOWLEDGED FOR THE PURPOSE OF PAYING THE SEMI-MONTHLY BILLS FOR THE COUNCIL MEETING OF JANUARY 3, 2019.

REGISTER NO. 5043

AMI PIPE & SUPPLY	SUPPLIES	\$ 95.50
BEARING HEADQUARTERS CO.	PARTS	\$ 1,262.50
KEOKUK MUNICIPAL WATER WORKS	1/2 IOWA ONE CALL NOVEMBER 18	\$ 64.75
GATE CITY PUBLISHING	PUBLICATIONS	\$ 638.17
GRAY QUARRIES, INC	ROADROCK	\$ 1,197.07
RIVER CITY PARTS, INC.	PARTS	\$ 86.66
LAWSON PRODUCTS, INC.	SUPPLIES	\$ 279.65
SHERWIN-WILLIAMS CO.	SUPPLIES/PAINT	\$ 267.99
J & S ELECTRONICS BUSINESS, INC	MAINTENANCE AGREEMENT	\$ 238.54
S. J. SMITH WELDING SUPPLY	TANK RENTAL	\$ 201.32
IDEAL READY MIX COMPANY, INC	CONCRETE	\$ 136.00
KEYSTONE LABORATORIES, INC.	NUTRIENTS	\$ 115.60
MEYERS DRIVEWAY & SEPTIC TANK	PUMP HOLDING TANK LANDFILL	\$ 200.00
ELECTRONIC APPLICATIONS CO. INC	LABOR POLICE CAR	\$ 40.00
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$ 640.09
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$ 177.66
THE CARDBOARD BOX	UPS CHARGES	\$ 16.62
ENVIRONMENT RESOURCE ASSOCIATE	LAB SUPPLIES-WPC	\$ 300.46
CENTURY LINK	SERVICES	\$ 439.84
GREAT RIVER REGIONAL WASTE	INTEGRATED WASTE SERVICES	\$ 33.72
LINDNER AVIATION, INC.	AIRPORT SUPPLIES/MANAGER FEE	\$ 5,193.90
DATA TECHNOLOGIES, INC	TAX FORMS	\$ 378.43
MEYERS PLUMBING	MATERIAL/LABOR	\$ 158.19
MODJESKI & MASTERS, INC.	BRIDGE INSPECTION	\$ 725.00
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$ 287.40
RESERVE ACCOUNT	REFILL POSTAGE	\$ 500.00
KEOKUK CONTRACTORS, INC	RIVER ROAD/INDIAN HILLS PAY #5	\$ 66,718.92
DIAMOND CONSTRUCTION COMPANY	COLD PATCH	\$ 824.55
CONNECTION INSURANCE	INSURANCE PREMIUM	\$ 8,945.00
GOODYEAR AUTO SERVICE CENTER	TIRES	\$ 572.00
HUFFMAN MACHINE & WELDING, INC	SUPPLIES/PARTS	\$ 424.50
RATHBUN REGIONAL WATER ASSOC.	AIRPORT WATER BILL	\$ 28.09
PER MAR SECURITY SERVICES	SECURITY MONITORING	\$ 167.00
INTERNATIONAL PUBLIC	PROMOTIONAL EXAMS POLICE DEPT	\$ 402.00
NORTH CENTRAL LABORATORIES	LAB SUPPLIES	\$ 565.47
RANDY WINN	REIMB.HEALTH INSURANCE PREMIUM	\$ 335.00
IOWA PRISON INDUSTRIES	STREET SIGNS	\$ 1,772.65
U.S. CELLULAR	CELL PHONE SERVICE	\$ 438.00
FASTENAL COMPANY	PARTS/SUPPLIES	\$ 108.60
JAMES K. NEFF	LABOR/MATERIAL	\$ 395.00
ECKLAND MOTORS	REPLACEMENT PART	\$ 47.11

REGISTER NO. 5044

FRANK MILLARD & CO., INC.	LABOR/MATERIAL @ LIBRARY	\$ 400.43
SIRCHIE	PD EVIDENCE BOXES	\$ 149.36
BOOKPAGE	ANNUAL SUBSCRIPTION LIBRARY	\$ 324.00
AUTOZONE	PARTS/SUPPLIES	\$ 34.99
REECE'S HEATING & AIR	LABOR/MATERIALS @ POLICE DEPT	\$ 110.00
XEROX CORPORATION	LEASE AGREEMENT	\$ 312.35
SEIRPC	GRANT ADMINISTRATION	\$ 10,000.00
WAL-MART COMMUNITY/GECRB	SUPPLIES	\$ 784.12
POLYDYNE, INC.	POLYMER - WPC	\$ 4,666.24
SYNCB/AMAZON	LIBRARY SUPPLIES	\$ 1,964.27
EMC NATIONAL LIFE COMPANY	INSURANCE PREMIUM	\$ 1,254.76
MEDIACOM	SERVICES	\$ 261.89
HILL'S PET NUTRITION SALES,INC	SUPPLIES	\$ 81.95
GARY L. PFEIFERLING	POLICE VEHICLE CLEANING	\$ 440.00
UNITED STATES PLASTIC CORP.	LAB SUPPLIES	\$ 106.65
IMI EQUIPMENT, LLC	PARTS	\$ 549.19
PROFLOW PUMPING SOLUTIONS	WPC PARTS/SUPPLIES	\$ 5,254.42
QC ANALYTICAL SERVICES, LLC	TOTAL FECAL MPN	\$ 350.00
SCHUMACHER ELEVATOR COMPANY	LIBRARY ELEVATOR MAINT	\$ 410.28
BRITE-WAY WINDOW SERVICE	SERVICE KEOKUK PUBLIC LIBRARY	\$ 12.00
LEWIS EXCAVATING & SEPTIC,INC.	REPAIRS @ WPC	\$ 1,100.00
MIDWEST JANITORIAL SERVICE,INC	JANITORIAL SERVICE @ LIBRARY	\$ 1,083.18
CARD SERVICES	LIBRARY SUPPLIES	\$ 462.92
SHOWCASES	LIBRARY SUPPLIES	\$ 756.00
MID-IOWA SOLID WASTE EQUIPMENT	CREDIT MEMO	\$ (277.10)
SEITHER & CHERRY CO.	WPC SCREENING IMPORVEMENTS	\$ 45,367.00
TWO RIVERS VETERINARY CENTER	ANIMAL SERVICES	\$ 257.90
WEST CENTRAL FS INC.	BULK OIL	\$ 659.51
TRANS-IOWA EQUIPMENT, INC.	AIRPORT PARTS	\$ 1,088.15
INTERSTATE BATTERIES OF	BATTERIES	\$ 254.40
WINDSTREAM	SERVICES	\$ 1,710.81
THERMO FISHER SCIENTIFIC	PARTS	\$ 583.74
LIBERTY UTILITIES MIDSTATES	SERVICE	\$ 3,021.50
DOUG SEABOLD	REIMB. TOOL ALLOWANCE	\$ 85.60
DIANNE STANLEY	MONTHLY MANAGER FEE @ GRAND	\$ 433.50
LIGHTEDGE SOLUTIONS INC	MANAGED SECURITY	\$ 175.00
RICOH USA, INC.	KEOKUK PUBLIC LIBRARY	\$ 29.51
MARION POLICE DEPARTMENT	POLYGRAPHS	\$ 654.61
VISA	CARD SERVICES	\$ 593.58
KEOKUK MILLS, LLC	TARGETED JOBS TAX CREDIT	\$ 6,046.63
IDENTIFIX INC	1 YEAR SUBSCRIPTION	\$ 1,428.00
CUMMINS CENTRAL POWER	REPAIRS @ WPC	\$ 1,295.22
BODY TECH INC.	REPAIR WORK POLICE CAR	\$ 800.00
MSE	PORTABLE TOILET RENTALS	\$ 75.00
AMANDA HYMES	GRAND JANITORIAL SERVICE	\$ 300.00

REGISTER NO. 5045

KEOKUK BROADCASTING, INC.	ADVERTISING	\$ 299.70
BIBLIOTHECA, LLC	REPAIR LIBRARY SECURITY GATE	\$ 1,459.00
JOSHUA MARROQUIN	REIMBURSE TRAVEL	\$ 25.02
MATT MURPHY	REIMBURSE TRAVEL	\$ 11.59
KLUSAK AHN, LLC	PROPERTY REFUND	\$ 1,213.00
		\$ 193,878.82



COUNCIL ACTION FORM

Date: December 31, 2018

Presented By: Broomhall

Subject: Public hearing - Prohibited Ground Floor Dwelling Agenda Item: _____

Description:

Hold public hearing on proposed amendment to allow ground floor and below grade dwellings within a specified area.

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: _____

RESOLUTION NO. _____

WHEREAS, the Keokuk City Council has duly held a public hearing to regarding a request to amend Title 20, Section 20.60.100 (e), Prohibiting ground floor and below grade dwellings units within a specific area.

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

THAT, the public hearing regarding the proposed amendment be hereby acknowledged and made an official part of the minutes of this city council meeting.

Passed this 3rd day of January, 2019.

Thomas L. Richardson, Mayor

Attest: _____
Jean Ludwig, City Clerk



COUNCIL ACTION FORM

Date: January 3, 2018

Presented By: O'Donnell

Subject: Designation of Newspaper for Official Notices Agenda Item: _____

Description:

Per Iowa Code, we are required to name a newspaper of general circulation for publication of officials notices. The resolution names The Daily Gate City as our newspaper of general circulation.

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: _____

RESOLUTION NO. _____

A RESOLUTION DESIGNATING THE DAILY GATE CITY AS A NEWSPAPER OF GENERAL CIRCULATION FOR PUBLICATION OF OFFICIAL NOTICES

WHEREAS, the Code of Iowa requires publication of official notices in a newspaper of general circulation within the jurisdiction of a public entity; AND

WHEREAS, the Daily Gate City is a daily newspaper of general circulation within the jurisdiction of the City of Keokuk, Iowa.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK

THAT, the Daily Gate City is designated the newspaper of general circulation in which official and public notices of the City of Keokuk shall be published.

Passed this 3rd day of January, 2019.

THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK



COUNCIL ACTION FORM

Date: January 3, 2019

Presented By: O'Donnell

Subject: Resolution Naming Depositories Agenda Item: _____

Description:

Per Iowa Code, we must annually pass a resolution naming depositories and setting deposit limits. The resolution names the following entities, each with an \$8 million limit:

- Pilot Grove Bank
- First Community Bank
- Dubuque Bank and Trust
- State Central Bank
- Connections Bank
- Iowa Public Agency Investment Trust

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: _____

RESOLUTION NO.

WHEREAS, Iowa code section 12C.2 requires that the depository maximums for a public unit be approved by the governing board, now

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

THAT, Pilot Grove Savings Bank, First Community Bank, Dubuque Bank & Trust, State Central Bank, Connection Bank and Iowa Public Agency Investment Trust be and are designated as depositories for city monies and city funds not to exceed the sum of \$ 8,000,000 per financial institution.

Passed this 3rd day of January, 2019.

THOMAS L. RICHARDSON

ATTEST: _____
JEAN LUDWIG, CITY CLERK



COUNCIL ACTION FORM

Date: January 3, 2019

Presented By: O'Donnell

Subject: Setting Public Hearing URA Amendment 4 Agenda Item: _____

Description:

The amendment extends the Twin River Urban Renewal Area to the city limits along the river. The current area is only to the water's edge and city limits is the middle of the river. This is necessary should we wish to use TIF financing for any improvements to the barge. Prior to any action we must set and hold a public hearing. With required notice publication dates, the public hearing should be set for February 7, 2019.

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: _____

RESOLUTION NO. _____

**RESOLUTION SETTING DATE OF A PUBLIC HEARING
ON A PROPOSED AMENDMENT NO. 4 TO THE
AMENDED AND RESTATED TWIN RIVERS URBAN
RENEWAL PLAN IN THE CITY OF KEOKUK, STATE OF
IOWA**

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

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

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

WHEREAS, by Resolution No. 135-18, adopted September 20, 2018, this City Council approved and adopted an Amendment No. 3 to the Plan which did not add or remove any land; and

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

ORIGINAL AREA

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

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

AMENDMENT NO. 1 AREA

Did not add or remove land.

AMENDMENT NO. 2 AREA

Removed land as follows:

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

of lot 1, thence southwesterly one hundred and sixty feet (160') to the south corner of lot 12, thence northwesterly three hundred feet (300') and to the point of beginning.

AMENDMENT NO. 3 AREA

Did not add or remove land.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 4 to the Plan ("Amendment No. 4" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add property to the Urban Renewal Area; and

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

WHEREAS, this proposed Amendment No. 4 adds land, as follows:

Beginning where the centerline of North 17th Street extended intersects the ordinary high water mark of the Mississippi River; thence Northeasterly along said centerline of North 17th Street extended, to the middle of the main channel of the Mississippi River; thence Southerly and Westerly along said middle of the main channel of the Mississippi River to a point where the boundary line between Missouri and Iowa, if continued, would intersect; thence up the boundary line to the middle of the main channel of the Des Moines River; thence west along the middle of the main channel of the Des Moines River to the intersection of said middle of the main channel and the west line of Section 34, Township 65 North, Range 5 West; thence north along said West line of Section 34 to the ordinary high water mark of the Des Moines River; thence easter along said ordinary high water mark of the Des Moines River to the intersection the ordinary high water mark of the Mississippi River; thence easterly and northly along the ordinary high water mark of the Mississippi River to the Point of Beginning in Keokuk, Lee County, Iowa.

WHEREAS, a consultation meeting is not required because the Amendment does not add projects and there is no intent to collect tax increment from the Amendment No. 4 Area; and

WHEREAS, the Iowa statutes require the City Council to hold a public hearing on the proposed Amendment No. 4 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That a public hearing shall be held on the proposed Amendment No. 4 before the City Council at its meeting which commences at 6:30 P.M. on February 7, 2019, in the Council Chambers, City Hall, 415 Blondeau Street, Keokuk, Iowa.

Section 2. That the City Clerk is authorized and directed to publish notice of this public hearing in the Daily Gate City, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

Passed this 3rd day of January, 2019.

Thomas L. Richardson, Mayor

Attest: _____
Jean Ludwig, City Clerk



COUNCIL ACTION FORM

Date: 1/03/18

Presented By: Ludwig

Subject: Set budget workshop dates Agenda Item: _____

Description:

A motion setting budget workshop dates

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: _____

