

AGENDA
COUNCIL WORKSHOP
June 20, 2019
5:30 P.M.

- (1) Review council meeting agenda.
- (2) Special Event fees.



TO: Mayor and Council
FROM: Cole S. O'Donnell
DATE: June 17, 2019
RE: June 20th Work Session Background Information

At the June 6th meeting staff asked the council to consider fees for the use of picnic tables. The suggestion by staff was as follows:

- a. A \$25/table deposit if the event organizer(s) pick up and return the tables on their own.
- b. A \$25/table fee if city personnel deliver and pick up the tables.
- c. A flat \$25 fee for use of barricades regardless of number.

The fee for deliver was to encourage those wanting tables to use their own labor and transportation so that city workers were not taken away from other duties. Delivering tables can take 1-4 hours depending upon the number requested, plus and equal amount of time for pick up.

If our intent is to relive staff of the delivery and pickup, to not lose man hours on other tasks, then staff proposes the following additional options:

1. Set fee:
 - a. \$25/table deposit
 - b. \$50 delivery/pickup fee regardless of number of tables
 - c. No fee if tables picked up and returned by event organizer
 - d. No fee or deposit for barricades
 - e. \$50/load for after hours delivery as a result of no advance notice by the event organizer.
2. Variable fee:
 - a. \$25/table deposit
 - b. First 6 tables delivered and picked up no charge
 - c. Next 12 tables \$50 delivery/pickup fee
 - d. \$50/load for all tables in excess of 18
 - e. No fee if tables picked up and returned by event organizer
 - f. No fee or deposit for barricades
 - g. \$50/load for after-hours delivery as a result of no advance notice by the event organizer.

AGENDA
CITY COUNCIL MEETING
June 20, 2019
1721 Fulton Street
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 Council Workshop & regular City Council meeting of June 6, 2019;
 - Resolution approving a Liquor License for The Bar 914, 914 Main Street, effective July 7, 2019 – Class C Liquor License with Outdoor Service and Sunday Sales (pending dram);
 - Resolution approving a Liquor License for The Hawkeye, 105 N. Park Drive, effective July 7, 2019 – Class C Liquor License with Outdoor Service and Sunday Sales;
 - Resolution approving a Liquor License for Wal-Mart Supercenter #1431, 300 North Park Drive, effective July 21, 2019 – Class E Liquor License with Sunday Sales;
 - Cigarette Permits July 1, 2019-June 30, 2020;
 - Motion to pay bills and transfers listed in Register No.'s 5072-5075;
7. Consider resolution setting a public hearing on vacation and sale of a portion of Twin Rivers Drive.
8. Consider resolution finding exceptions for sale of property in an urban renewal area.
9. Consider resolution setting a public hearing on offer to purchase city property.
10. Consider resolution authorizing the filing of an application for the IDOT State Recreational Trails for construction of trail along the riverfront connecting Victory Park to Hubinger Landing.
11. Consider resolution setting fiscal year 2019-2020 salaries for personnel of the City of Keokuk effective July 1, 2019.
12. Consider resolution disposing of lot at 604 Grand Avenue.
13. Motion to set a date and time for the first Council meeting in July, 2019.
14. Staff Reports:
15. New Business:
16. Adjourn meeting.

**MEETING MINUTES
COUNCIL WORKSHOP
June 6, 2019
1721 FRANKLIN
5:30pm**

Present: Payne, Dade, Helenthal, Mortimer, Greenwald, Bryant, Dunek

Absent: O'Connor, Moore

Staff Present: O'Donnell, Ludwig, Broomhall, Boussetot

- 1) Reviewed the agenda for the June 6 council meeting.
- 2) Heard from Mike Greenwald of Radio Keokuk and Doug Clippert of the Rolling on the River Committee regarding Special Event permits.
- 3) Heard a presentation by Matt Morris, President and CEO of Connection Bank & Insurance. They propose to gift their buildings in the 500 block of Main Street to the City of Keokuk for use as a City Hall and build a new facility in town.
- 4) Heard discussion on Special Event fees
- 5) Adjourned at 6:27pm

MINUTES
CITY COUNCIL MEETING
June 6, 2019
1721 Fulton Street
6:30 P.M.

The City Council of the City of Keokuk met in regular session on June 6, 2019 at 6:30 p.m. at 1721 Fulton Street. Mayor Thomas L. Richardson, called the meeting to order. There were seven council members present, two absent. Ron Payne, Devon Dade, John Helenthal, Larry Mortimer, Michael Greenwald, Roger Bryant and Susan Dunek were present. Mike O'Connor and Mike Moore were absent. Staff in attendance: City Administrator Cole O'Donnell, City Clerk Jean Ludwig and Public Works Director Mark Bousset and Community Development Director Pam Broomhall.

MAYOR'S CORRESPONDENCE: Gave update on the flood, a phone call from U.S. Senator Joni Ernst, and a new industry in town called Glycerin Traders.

CITIZEN'S REQUEST: Dunek reported that she attended the 200th anniversary celebration of the Odd Fellows organization and was impressed with their national and local involvement in our community.

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

- Minutes of the City Hall Committee meeting of April 25, 2019;
- Minutes of the Council Workshop & regular City Council meeting of May 16, 2019;
- Minutes of the Civil Service Commission & certified list of June 1, 2019;
- Cash Receipts for April 2019;
- **RESOLUTION NO. 260-19:** Approving a Liquor License for Casey's General Store #2595, 326 Main Street, effective July 1, 2019 – upgrade to a Class E Liquor License;
- **RESOLUTION NO. 261-19:** Approving a Liquor License for Casey's General Store #2636, 3530 Main Street, effective July 1, 2019 – upgrade to a Class E Liquor License;
- **RESOLUTION NO. 262-19:** Approving an Urban Revitalization Tax Exemption for Robert Morgan, 813 Palean Street, accessory building;
- Sidewalk Display Permit for Fazes, 523 Main Street, Jonesy's Appliance, 417 Main Street;
- Motion to pay bills and transfers listed in Register No.'s 5069-5071;

Mayor Richardson opened the public hearing at 6:38 p.m. concerning the sale of city owned property at 619 and 623 Main Street. A public hearing notice was published in the Daily Gate City on May 17, 2019.

COMMENTS: Broomhall explained the proposed project.

No further comments were received, Mayor Richardson closed the public hearing at 6:39 p.m. and the following proposed resolution was adopted.

Motion made by Helenthal, Second by Dunek to approve the following proposed **RESOLUTION NO. 263-19**: “A RESOLUTION DISPOSING OF MUNICIPALLY OWNED REAL PROPERTY LOCATED AT 619 AND 623 MAIN STREET BY THE CITY OF KEOKUK, IOWA.” (7) AYES, (0) NAYS. Motion carried.

Mayor Richardson opened the public hearing at 6:41 p.m. for an amendment to the FY18-19 City Budget. A public hearing notice was published in the Daily Gate City on May 17, 2019.

COMMENTS: O’Donnell explained the proposed amendment.

No further comments were received, Mayor Richardson closed the public hearing at 6:42 p.m. and the following proposed resolution was adopted.

Motion made by Helenthal, Second by Mortimer to approve the following proposed **RESOLUTION NO. 264-19**: “A RESOLUTION AMENDING THE FY18-19 CITY BUDGET.” (7) AYES, (0) NAYS. Motion carried.

Mayor Richardson opened the public hearing at 6:42 p.m. on the sale of real property located at 827 Bank and vacant lots. A public hearing notice was published in the Daily Gate City on May 17, 2019.

COMMENTS: Broomhall asked the council to consider the bids and give their recommendation on a lot at 604 Grand Avenue.

No further comments were received, Mayor Richardson closed the public hearing at 6:50 p.m. and the following proposed amended resolution was adopted.

Motion made by Helenthal, Second by Greenwald to amend the wording on item 9b, a resolution acknowledging the receipt of bids for disposing of Municipally owned real property, by correcting the bidder on property at 317 S. 5th from Julie Moore to John Farrell. (7) AYES, (0) NAYS. Motion carried.

Motion made by Payne, Second by Mortimer to approve the proposed amended **RESOLUTION NO. 265-19**: “A RESOLUTION ACKNOWLEDGING THE RECEIPT OF BIDS FOR DISPOSING OF MUNICIPALLY OWNED REAL PROPERTY.” (7) AYES, (0) NAYS. Motion carried.

Mayor Richardson opened the public hearing at 6:52 p.m. on the 5th Street Pickleball courts resurfacing project. A public hearing notice was published in the Daily Gate City on May 28, 2019.

COMMENTS: O’Donnell explained no bids were received due to contractors already having full schedules. It will be re-bid this fall in hopes of starting the project in the spring.

No further comments were received, Mayor Richardson closed the public hearing at 6:53 p.m. and the following proposed resolution was adopted.

Motion made by Bryant, Second by Helenthal to approve the following proposed **RESOLUTION NO. 266-19**: “A RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST ESTIMATE FOR THE 5TH STREET PICKLEBALL COURT PROJECT.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Dunek, Second by Bryant to approve the following proposed **RESOLUTION NO. 267-19**: “A RESOLUTION TO SET UMB BANK, N.A. AS THE PAYING AGENT, NOTE REGISTER, AND TRANSFER AGENT FOR THE 2019 ALTERNATE REVENUE TIF BONDS.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Dunek, Second by Helenthal to approve the following proposed **RESOLUTION NO. 268-19**: “A RESOLUTION APPROVING THE FORM OF LOAN AGREEMENT AND AUTHORIZE THE ISSUANCE OF \$ 1.8 MILLION DOLLARS IN CAPITAL LOAN NOTES.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Bryant to approve the following proposed **RESOLUTION NO. 269-19**: “A RESOLUTION APPROVING CONSTRUCTION CONTRACT WITH SCHICKENDANZ CONSTRUCTION FOR THE SOUTHEAST IOWA DEVELOPMENT CENTER.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Dunek, Second by Bryant to approve the following proposed **RESOLUTION NO. 270-19**: “A RESOLUTION APPROVING AGREEMENT WITH KEOKUK RAGBRAI COMMITTEE.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Mortimer to approve the following proposed **RESOLUTION NO. 271-19**: “A RESOLUTION AWARDDING A CONTRACT TO GREENFIELD LLC FOR THE SALT STORAGE BUILDING.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, Second by Payne to authorize staff to develop and distribute an RFP for architectural services and to begin negotiations for acquisition of Connection Bank and Insurance. (7) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, Second by Dunek to approve a Special Events Permit for Radio Keokuk for Radio Keokuk Local Music Festival, June 15, 2019 @ the Rand Park Pavilion. (6) AYES, (0) NAYS, (1) GREENWALD-ABSTAIN. Motion carried.

Motion made by Bryant, Second by Dade to approve a Special Events Permit for Rollin On The River, August 16-17, 2019 in Victory Park. (7) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, Second by Helenthal to approve work on Keokuk Sign at the North end of town. (7) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: O'Donnell reported on the following: Flooding, Staff evaluations, Southeast Iowa Days in Washington, D.C., demolition of 415 Blondeau, sidewalks on Johnson Street Road and Main Street going towards Wal-Mart.

There being no further business presented, the meeting adjourned at 7:02 p.m.

RESOLUTION NO.

WHEREAS, Application has been made by The Bar 914, LLC for a Class C Liquor License with Outdoor Service and Sunday Sales for The Bar 914, 914 Main Street; **AND**

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

WHEREAS, such an investigation has been conducted.

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

THAT, The Bar 914, LLC has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Liquor License with Outdoor Service and Sunday Sales for The Bar 914, 914 Main Street, effective July 7, 2019, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 20th day of June 2019.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

RESOLUTION NO.

WHEREAS, Application has been made by Matlick, Inc. for a Class C Liquor License with Outdoor Service and Sunday Sales for The Hawkeye, 105 N. Park Drive; **AND**

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

WHEREAS, such an investigation has been conducted.

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

THAT, Matlick, Inc. has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Liquor License with Outdoor Service and Sunday Sales for The Hawkeye, 105 N. Park Drive, effective July 7, 2019, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 20th day of June 2019.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

RESOLUTION NO.

WHEREAS, Application has been made by Wal-Mart, Inc. for a Class E Liquor License Sunday Sales for Wal-Mart Supercenter #1431, 300 North Park Drive; **AND**

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

WHEREAS, such an investigation has been conducted.

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

THAT, Wal-Mart, Inc. has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class E Liquor License with Sunday Sales for Wal-Mart Superstore #1431, 300 North Park Drive, effective July 21, 2019, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 20th day of June 2019.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

CIGARETTE PERMITS 2019-2020

Murphy Oil USA
3450 Main Street

Wal-Mart
300 North Park Drive

Site Food Mart
1301 Main Street

West K Mart
707 Palean Street

Keokuk Spirits
1013 Main Street

Walgreen's
1215 Main Street

MOD Convenience Store
3345 Main Street

Hy-Vee Gas
3001 Main Street

Dollar General
300 Main Street

Hy-Vee Foods-
3111 Main Street

Steam Demons
419 Main Street

Casey's General Store #2636
3530 Main Street

Casey's General Store #2595
326 Main

PAYMENT OF THE FOLLOWING CLAIMS FOR THE CITY ARE APPROVED AND CLAIMS FOR THE LIBRARY AND AIRPORT ARE ACKNOWLEDGED FOR THE PURPOSE OF PAYING THE SEMI-MONTHLY BILLS FOR THE COUNCIL MEETING OF JUNE 20, 2019.

REGISTER NO. 5072

AMI PIPE & SUPPLY	SUPPLIES	\$31.70
GARY L. BARNES	POLICE CAR REPAIRS	\$3,537.60
BEARING HEADQUARTERS CO.	PARTS	\$313.68
KEOKUK MUNICIPAL WATER WORKS	1 CALL/SEWER & GARBAGE BILLING	\$1,967.40
GATE CITY PUBLISHING	PUBLICATIONS	\$1,072.76
GRAY QUARRIES, INC	ROADROCK	\$1,493.46
HARTRICK'S LUMBER	SUPPLIES	\$333.16
KRICHEL'S ANIMAL HOSPITAL	SERVICE ANIMAL CONTROL	\$72.00
KEOKUK HOMESTORE	DEPOT SUPPLIES	\$31.69
RIVER CITY PARTS, INC.	PARTS	\$477.25
J & S ELECTRONICS BUSINESS,INC	LIBRARY EQUIPMENT/LABOR	\$2,302.16
KONE INC.	ELEVATOR CONTRACT	\$2,049.36
IDEAL READY MIX COMPANY, INC	CONCRETE	\$647.68
KEYSTONE LABORATORIES, INC.	TEST SAMPLES	\$444.50
MEYERS DRIVEWAY & SEPTIC TANK	SEWER REPAIRS	\$4,250.00
ELECTRONIC APPLICATIONS CO.INC	LABOR/INSTALL PARTS	\$736.82
TASKE FORCE, INC.	TEMPORARY HELP	\$1,370.00
PITNEY BOWES INC.	LEASE AGREEMENT	\$370.59
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$689.89
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$1,808.38
ALLIANT	ELECTRIC BILL	\$59,627.62
HACH COMPANY	LAB SUPPLIES	\$2,840.45
CENTURY LINK	SERVICE	\$786.94
PRINCIPAL LIFE INSURANCE CO.	DISABILITY/ LIFE INS.	\$1,046.34
GREAT RIVER REGIONAL WASTE	INTEGRATED WASTE SERVICES	\$19,830.48
AIRGAS USA, LLC	SUPPLIES	\$84.72
LINDNER AVIATION, INC.	AIRPORT MGR FEE/SUPPLIES/MOWING	\$4,167.73
TRUCK REPAIR, INC	PARTS	\$20.72
IOWA COMMUNICATIONS NETWORK	SERVICE KEOKUK PUBLIC LIBRARY	\$14.78
MEYERS PLUMBING	LABOR/MATERIALS	\$469.54
MODJESKI & MASTERS, INC.	BRIDGE INSPECTION	\$725.00
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$200.67
KOEHLER IMPLEMENT INC.	PARTS	\$74.58
KEOKUK CONTRACTORS, INC	LABOR/MATERIALS	\$113,263.66
DIAMOND CONSTRUCTION COMPANY	COLD PATCH	\$5,829.35
SOUTHEASTERN COMMUNITY COLLEGE	POOL SAFETY TRAINING	\$295.00
CONNECTION INSURANCE	AIRPORT INSURANCE POLICY	\$4,025.00
HUFFMAN MACHINE & WELDING, INC	SUPPLIES/PARTS	\$219.50
TREASURER STATE OF IOWA	WPC SALES TAX	\$1,146.00
RATHBUN REGIONAL WATER ASSOC.	AIRPORT WATER BILL	\$28.09
VEENSTRA & KIMM, INC.	ENGINEERING FEES	\$19,046.26

REGISTER NO. 5073

DOWNEY'S FIRE EQUIPMENT	ANNUAL INSPECTION/EXTINGUISHERS	\$5,060.63
HY-VEE, INC.	SUPPLIES	\$473.65
POSTMASTER	PO BOX RENTAL	\$328.00
KEOKUK AREA CONVENTION AND	HOTEL/MOTEL SUPPORT	\$30,000.00
HANCOCK COUNTY COLLECTOR	BRIDGE TAXES 2018	\$20,405.48
INFO USA MARKETING	LIBRARY CITY DIRECTORY	\$285.00
NBS CALIBRATIONS	LAB SUPPLIES @ WPC	\$314.00
YOUNGGREN SHOES	SAFETY BOOTS	\$120.00
KNAPHEIDE TRUCK EQ CENTER	PARTS	\$29,865.00
NIEMANN FOODS, INC./ACE	SUPPLIES	\$277.52
FULL COMPASS SYSTEMS, LTD	GRAND THEATER PARTS	\$114.62
CUSTOM BRICK & STONE CO., INC.	LABOR/MATERIALS	\$1,990.00
CENTRE STATE INTERNATIONAL	2020 INTERNATIONAL MV607	\$77,663.14
U.S. CELLULAR	CELL PHONE SERVICE	\$532.09
RON SYMMONDS	TOOL ALLOWANCE	\$813.14
MIDWEST BREATHING AIR L.L.C.	SEMI ANNUAL AIR TESTING	\$757.39
FASTENAL COMPANY	PARTS/SUPPLIES	\$518.42
KOHL WHOLESALE	CONCESSION SUPPLIES FOR POOL	\$2,795.61
JAMES K. NEFF	LABOR	\$377.75
POEPPING, STONE, BACH ASSOC.	ENGINEERING FEES	\$979.21
USA BLUE BOOK	WPC SUPPLIES	\$5,531.80
FRANK MILLARD & CO., INC.	LABOR/MATERIALS @ LIBRARY	\$975.00
AMY BENSON	MILEAGE/FIRE REIMBURSEMENT	\$310.40
REECE'S HEATING & AIR	SERVICE CALL/LABOR	\$222.50
PAUL S. KELLY SR.	REPAIRS	\$600.00
WAL-MART COMMUNITY/GECRB	LIBRARY SUPPLIES	\$393.10
TOTAL SOLUTIONS, INC.	OFFSITE BACKUP/SR IT ENG	\$457.73
JERRY'S LOCKSMITH	POOL KEYS	\$37.00
POLYDYNE, INC.	POLYMER - WPC	\$18,853.56
GREGORY MANUFACTURING CO.	LABOR/MATERIALS	\$11,376.00
KRAUS & SON, INC.	POOL REPAIRS	\$2,168.42
O'REILLY AUTOMOTIVE INC.	PARTS	\$1,539.20
SYNCB/AMAZON	LIBRARY SUPPLIES	\$262.85
AIR-O-LATOR CORPORATION	SHIPPING CHARGES	\$21.66
SCHIMBERG CO.	PARTS/SUPPLIES	\$1,421.64
DENNIS MCGINNIS	SAFETY GLASSES	\$37.50
KOCH OFFICE GROUP	SCANPRO/LICENSE @ LIBRARY	\$6,409.00
MEDIACOM	PHONE/INTERNET SERVICE	\$783.74
SERVICEMASTER OF FT.MADISON	JANITORIAL SERVICE @ POLICE PD	\$429.92
MUNICIPAL EMERGENCY SERVICES	FIRE DEPT SUPPLIES	\$74.10
HILL'S PET NUTRITION SALES,INC	ANIMAL SERVICES	\$15.16
GARY L. PFEIFERLING	POLICE VEHICLE CLEANING	\$440.00
WEIRATHER ENTERPRISES	PARTS	\$125.00
IMI EQUIPMENT, LLC	PARTS	\$3,453.96
LEXISNEXIS RISK SOLUTIONS	POLICE DEPARTMENT CONTRACT	\$126.66

REGISTER NO. 5074

VISA	CARD SERVICES	-\$64.54
KEVIN B. FEEHAN	LAND/WATER VEG CONTROL AIRPORT	\$1,515.00
QC ANALYTICAL SERVICES, LLC	SOLIDS/FECAL MPN	\$455.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE	\$189,703.22
SCHUMACHER ELEVATOR COMPANY	ELEVATOR MAINT @ LIBRARY	\$410.28
BRODART CO.	LIBRARY SUPPLIES	\$292.91
THE BOOK FARM, INC.	LIBRARY BOOKS	\$2,457.09
NAEIR	LIBRARY SUPPLIES	\$186.75
GALLS,LLC-CARPENTER UNIFORMS	POLICE DEPARTMENT UNIFORM	\$111.98
EMILY ROHLFS	REIMBURSE LIBRARY EQUIPMENT	\$1,418.46
CARD SERVICES	CARD SERVICES	\$300.00
KEOKUK VETERINARY HOSPITAL	ANIMAL SERVICES	\$290.26
SHOWCASES	LIBRARY SUPPLIES	\$1,579.23
SEITHER & CHERRY CO.	LABOR	\$414.48
LEE COUNTY I.T. DEPARTMENT	2019 PICTOMETRY PROJECT	\$2,917.00
TWO RIVERS VETERINARY CENTER	ANIMAL SERVICES	\$358.07
TRANS-IOWA EQUIPMENT, INC.	PARTS/FREIGHT	\$588.74
TRI-STATE SHEETMETAL	LABOR/MATERIALS	\$9,518.00
PEPSI COLA MEMPHIS BOTTLING CO	POP FOR POOL CONCESSIONS	\$98.28
ENVIRONMENTAL SYSTEMS RESEARCH	ARC GIS RENEWAL	\$3,697.01
THERMO FISHER SCIENTIFIC	WPC PARTS	\$312.24
CARL MORGAN	MOWING @ VARIOUS PROPERTIES	\$620.00
OVERDRIVE, INC.	LIBRARY BOOKS	\$1,333.08
LIBERTY UTILITIES MIDSTATES	SERVICE	\$6,119.82
BERENS-TATE CONSULTING GROUP	ARBITRAGE REBATE REPORT BONDS	\$1,500.00
JOHN FARRELL	REIMBURSE VERITY SUPPLIES	\$7.10
INTERSTATE BILLING SERVICE,INC	PARTS	\$1,131.05
ARMSTRONG TRACTOR LLC	PARTS	\$129.88
JIM DAVIDSON	MOWING @ VARIOUS PROPERTIES	\$2,165.00
CINTAS CORPORATION #342	UNIFORM SERVICES	\$2,158.66
SAVIOUR APPLIANCE	REPAIRS @ POOL	\$300.00
LIGHTEGE SOLUTIONS INC	MANAGED SECURITY	\$175.00
RICOH USA, INC.	KEOKUK PUBLIC LIBRARY	\$35.15
TSS	DRUG TESTING SERVICES	\$65.00
AUTOMATIC DOOR GROUP	LIBRARY QUOTE	\$2,656.28
WILBUR L. QUINN JR.	MOWING @ VARIOUS PROPERTIES	\$640.00
ICONNECTYOU	SERVICE	\$250.00
THOMSON REUTERS	WEST INFORMATION CHARGES	\$550.15
QUINCY MEDICAL GROUP	MEDICAL SERVICES	\$496.89
IMPACT7G	CONSULTANT/PROJECT PLAN	\$4,783.75
PREMIER ELECTRICAL LLC	LABOR/MATERIAL	\$1,000.00
RICOH USA, INC.	LIBRARY ACCOUNT	\$127.74
CORE & MAIN LP	PARTS	\$351.47
TOM RICHARDSON	REIMBURSE MILEAGE	\$75.40
INDI WIND, INC	WORK CLOTHING/SUPPLIES	\$591.88

REGISTER NO. 5075

SHAUNNA BREED	LAWN MOWING SERVICES	\$720.00
MSE	PORTABLE TOILET RENTAL	\$493.00
ANNETTE PEEVLER	REIMBURSE FIRE LOSS	\$42.79
MOD CONVENIENCE STORE	FUEL	\$20.84
KEOKUK BROADCASTING, INC.	ADVERTISING	\$299.70
JIM WOLFF	LABOR/SUPPLIES @ VERITY	\$2,100.26
KILBURG EQUIPMENT LLC	PARTS	\$1,410.47
DORE & ASSOCIATES	DEMOLITION	\$31,300.00
STEVEN R LONG	CITY HALL JANITORIAL SERVICE	\$300.00
JOHN KRACHIK	MOWING @ VARIOUS PROPERTIES	\$400.00
AC CONTRACTING LLC	SANITATION BUILDING PAY #2	\$17,817.00
MIDWEST CONTRACTING	RADIO ROOM REHAB	\$8,110.00
STANDARD OF BEAVERDALE INC	BUILDING MATERIALS	\$7,924.62
GROUT MUSEUM DISTRICT	LIBRARY PRESENTATION	\$357.50
KING WATERPROOFING	LABOR/MATERIALS @ LIBRARY	\$2,650.00
CRETEX SPECIALTY PRODUCTS	MATERIALS	\$2,852.40
BROADLAWNS MEDICAL CENTER	MEDICAL SERVICES	\$457.19
MICHAEL HANEY	MOWING VARIOUS PROPERTIES	\$480.00
BILL DENNIS	REIMBURSE VERITY REPAIRS	\$17.00
AMY DIETSCH	REIMBURSE FIRE LOSS	\$50.00
JIM JOBE	REFUND INTERMENT	\$125.00

\$809,229.59



COUNCIL ACTION FORM

Date: June 20, 2019

Presented By: O'Donnell

Subject: Set Public Hearing- Vacate and Sale of ROW Agenda Item: _____

Description:

Roquette America is requesting that 5,189 feet of Twin Rivers Drive, extending west from RAI's down river gate, be vacated. RAI has offered to purchase the vacated portion at the standard rate of \$0.30/square foot (\$38,910). The request will be forwarded to the Planning and Zoning Commission for recommendation to the Council. P&Z meets on June 24th. Prior to any action by the City Council we must hold a public hearing on the vacation and sale. The hearing would be set for our first meeting in July.

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 SETTING PUBLIC HEARING ON VACATING AND SALE OF
A PORTION OF TWIN RIVERS DRIVE**

WHEREAS, the City of Keokuk, Iowa has received a request to vacate 5,189 feet of Twin Rivers Drive; and

WHEREAS, the request to vacate includes an offer to purchase said vacated portion; and

WHEREAS, prior to any action on the requests a public hearing must be held.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, a public hearing shall be held on July 3, 2019 at 5:30 PM in the Keokuk Community Schools Board Room, 1721 Fulton St, Keokuk, Iowa.

BE IT FURTHER RESOLVED that the City clerk shall publish notice of said public hearing in a newspaper of general circulation.

PASSED, APPROVED, AND ADOPTED this 20th day of June, 2019.

Mayor –Thomas L. Richardson

ATTEST:

Jean Ludwig



June 11, 2019

Dear Cole,

Please accept this letter as a formal request by Roquette America, Inc. (RAI) to the City of Keokuk (City) to vacate a portion of Twin Rivers Drive (TRD) amounting to 5,189 feet in a westerly direction from RAI's downriver gate.

The purpose of this request to vacate a portion of TRD is to allow RAI to extend its security checkpoint equal to its westernmost boundary preventing public access to RAI owned property along TRD and remove a route used by the public as a "short cut" through RAI's barge terminal to Mississippi Drive.

We will appreciate you presenting this formal request to the City Council and the City's Planning and Zoning Commission (Commission) for consideration at their next regularly scheduled meetings. With approval from the City and the Commission, RAI is prepared to purchase the vacated portion of TRD for the standard price of \$0.30 per square foot amounting to \$38,910.00.

Thank you for assisting our efforts to acquire this portion of TRD. Please let us know if you have any questions or need additional information in the meantime.

Yours truly,


Eric Loges
CEO Roquette America, Inc.

KEOKUK PLANT
1003 S. 5TH STREET
KEOKUK IA 52632
TEL (319) 524-5757

GURNEE PLANT
1550 NORTHWESTERN AVENUE
GURNEE IL 60031-2392
TEL (847) 249-5950 FAX (847) 578-1024

INNOVATION CENTER
2211 INNOVATION DRIVE
GENEVA IL 60134
TEL (630) 469-9430 FAX (630) 232-2157

ROQUETTE MEXICO, S.A. DE C.V.
BLVD BERNARDO QUINTANA
9750 OF 321
FRACC. CENTRO SUR
QUERÉTARO QRO
CP 76090 MEXICO
TEL + 11 52 44 22 29 12 70



COUNCIL ACTION FORM

Date: June 20, 2019

Presented By: O'Donnell

Subject: Findings of Exceptions Agenda Item: _____

Description:

Roquette America has offered to purchase several parcels. All the property is located in our urban renewal area. A city may sell property two ways, either by soliciting competitive bids or by establishing fair market value. The properties in question have been appraised and RAI desires to purchase the properties without having them competitive bid as the parcels are located within their plant. However, Iowa Code requires any city property with an urban renewal area to be publicly bid unless the City Council finds exceptions. The exceptions allowed are for the development or redevelopment of an industrial facility or to provide for international trade. RAI has submitted a letter stating that the purchase will allow RAI to secure and continue its industrial operations by being able to better comply with the Food Safety Modernization Act. Additionally, RAI will become a more reliable supplier so as to grow their export business. The letter has been reviewed by legal council and in his expert opinion, the letter satisfies the exceptions allowed under Iowa Code.

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 FINDING EXCEPTIONS TO IOWA CODE 403.8(72)b FOR
THE SALE OF CITY PROPERTY WITH AN URBAN RENEWAL AREA**

WHEREAS, the Roquette America, Inc (RAI) has offered to purchase the following city owned parcels:

044 521 352 560 040

044 521 361 360 050

044 521 361 410 020

044 521 351 790 110

044 521 351 860 030

044 521 353 010 030

; and

WHEREAS, said parcels are located with an urban renewal area and are required to sold through competitive bid; and

WHEREAS, RAI desires to purchase the property through fair market value; and

WHEREAS, Iowa Code 403.8(72)b allows exceptions to the competitive bid process; and

WHEREAS, through the purchase of the property RAI will be better able to secure their property and, thereby, better able to comply with the Food Safety Modernization Act (FSMA) allowing them to continue their industrial production facility; and

WHEREAS, through better compliance with FSMA, RAI will be better able to maintain or expand its international exports.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, finds that Roquette America, Inc. meets the criteria under Iowa Code 403.8(72)b to allow an exception to the competitive bid process for city property within an urban renewal area.

PASSED, APPROVED, AND ADOPTED this 20th day of June, 2019.

Mayor – Thomas L. Richardson

ATTEST:

Jean Ludwig



Dear Cole,

Roquette America, Inc. (RAI) appreciates the City of Keokuk (City) offering for sale the following described properties and RAI is prepared to purchase those properties at the recently appraised value or standard cost/ft2:

Parcel Number	Description	Price
044 521 352 560 040	Parcel Near RAI CFB	\$ 35,100.00
044 521 361 360 050	Parcel Near 5th St. Bridge	\$ 6,000.00
044 521 361 410 020	732 S. 2nd Street	\$ 5,300.00
044 521 351 790 110	Right of Way on Bluff Side of TRD	\$ 5,044.20
044 521 351 860 030	Right of Way on River Side of TRD	\$ 5,083.50
N/A	Twin Rivers Drive (5,189 ft)	\$ 38,910.00
044 521 353 010 030	City Building – 2301 Twin Rivers Drive	\$148,000.00*
044 521 352 570 600	Parcel Overlapping City Levee	Pending
		\$243,437.70

*Offer based on 2007 Appraisal

RAI is agreeable to splitting the Parcel Overlapping the City Levee with the cost of the survey borne by RAI. RAI would then acquire the new westerly parcel, at the resulting appraised value, while the new easterly parcel will remain City property.

Each of the properties lie within or along RAI's existing property boundaries so they can be easily folded in to the current operations. The acquisition of the properties will then exclude third parties from access to them and prevent unintended access to the remainder of the plant. For example, acquisition of Twin Rivers Drive in combination with the property intended to be surveyed and divided will close a "drive through" route used by the public. Acquiring TRD will allow RAI to extend its security check point nearly a mile to the west aligning with the western boundary of existing properties. This will prevent vehicle access to RAI properties from the west. The property intended to be surveyed and divided will prevent vehicle access to RAI property from the east thereby closing the public vehicle route as it exists today. Improved security will then complement our projects currently underway to comply with the Food Safety Modernization Act (FSMA) to better preserve our First Products and sustain our domestic customer base while becoming a more reliable supplier to grow our export business beyond the 4.4% Variable Margin of our current business.

There are a number of options to use the City owned building at 2301 Twin Rivers Drive but the final decision has not been made. Some examples may include an office for Roquette America Services, Inc. (RASI) personnel, RASI maintenance shop and supplemental storeroom space. However, given its location in the flood plain, it is not likely to serve as a manufacturing facility due to reliability and accessibility concerns.

RAI would like to finalize the acquisition of the above properties within the next thirty (30) days and Flint Peyton & Ron Schmitt are ready to meet with you to settle any remaining items in order to complete the transactions within that timeline. To expedite this process, we would be receptive start the process of purchasing the properties that we have agreed upon price now and continue to work together on the remaining properties with a possession date of August 1, 2019.

Yours truly,

Eric Loges
CEO Roquette America, Inc.

June 4, 2019

KEOKUK PLANT
1003 S. 5TH STREET
KEOKUK, IA 52632
TEL (319) 524-5757

GURNEE PLANT
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FRACC. CENTRO SUR
QUERÉTARO, QRO
CP 76090 MÉXICO
TEL + 11 52 44 22 29 12 70



COUNCIL ACTION FORM

Date: June 20, 2019

Presented By: O'Donnell

Subject: Set Public Hearing- Offer to Buy Agenda Item: _____

Description:

Roquette America is offering to purchase the following City owned parcels:

044 521 352 560 040 \$ 35,100.00
044 521 361 360 050 \$ 6,000.00
044 521 361 410 020 \$ 5,300.00
044 521 351 790 110 \$ 5,044.20
044 521 351 860 030 \$ 5,083.50
044 521 353 010 030 \$148,000.00

These parcels are with the foot print of their plant and purchase will give them better control over their property. Prior to action on the offers we must hold a public hearing.

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 SETTING PUBLIC HEARING ON SALE OF PROPERTY

WHEREAS, the City of Keokuk, Iowa has received a request to purchase the following city owned parcels

044 521 352 560 040	\$ 35,100.00
044 521 361 360 050	\$ 6,000.00
044 521 361 410 020	\$ 5,300.00
044 521 351 790 110	\$ 5,044.20
044 521 351 860 030	\$ 5,083.50
044 521 353 010 030	\$148,000.00

; and

WHEREAS, prior to any action on the request a public hearing must be held.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, a public hearing shall be held on July 3, 2019 at 5:30 PM in the Keokuk Community Schools Board Room, 1721 Fulton St, Keokuk, Iowa.

BE IT FURTHER RESOLVED that the City clerk shall publish notice of said public hearing in a newspaper of general circulation.

PASSED, APPROVED, AND ADOPTED this 20th day of June, 2019.

Mayor –Thomas L. Richardson

ATTEST:

Jean Ludwig



City of Keokuk

BID FOR CITY-OWNED PROPERTY

If interested in acquiring property from the City, complete the following application and return to the Community Development Department. Bid consideration goes to the City Council for final approval. Contact the Development Department for additional questions on the process of property sale.

BIDDER INFORMATION

Name: Roquette America, Inc. Phone: (319) 795-0003 or (319) 795-1090

Address: 1003 S. 5th Street, Keokuk, Iowa 52632

Email: Flint.Peyton@Roquette.com or Ron.Schmitt@Roquette.com

Address / Location of City-Owned Property: Parcel Near RAI CFB
044 521 352 560 040

Intended Use of the Property: Improved security and remove unowned parcel from
within Roquette's boundaries.

Example: Construct new home, accessory building, business, parking, increase lot size by combining with adjacent lot with adjacent lot, etc.

All adjacent lots shall be combined as required within thirty (30) days of sale with the County Assessor's Office. Property transfer shall be by Quit Claim Deed. Purchaser shall maintain the property free of nuisances.

Preparation of the Quit Claim Deed and filing fees are in addition to bid amount. Full payment shall be made within thirty (30) days of sale.

I understand the conditions and process for purchase of City property and that this sale must be approved by the City Council at a public hearing. Consideration of a bid is based on the intended use of the property and the amount of the bid. Payment shall occur prior to transfer of the deed. My current bid for the above-described property is as follows:

BID AMOUNT: \$35,100.00

Minimum bid may apply

Signed: _____

Bidder

Development Department ~ City Hall ~ 601 Main Street, 3rd Floor ~ Keokuk, IA ~ (319) 524-2050



City of Keokuk

BID FOR CITY-OWNED PROPERTY

If interested in acquiring property from the City, complete the following application and return to the Community Development Department. Bid consideration goes to the City Council for final approval. Contact the Development Department for additional questions on the process of property sale.

BIDDER INFORMATION

Name: Roquette America, Inc. Phone: (319) 795-0003 or (319) 795-1090

Address: 1003 S. 5th Street, Keokuk, Iowa 52632

Email: Flint.Peyton@Roquette.com or Ron.Schmitt@Roquette.com

Address / Location of City-Owned Property: Parcel Near 5th St. Bridge
044 521 361 360 050

Intended Use of the Property: Improved security and remove unowned parcel from
within Roquette's boundaries.

Example: Construct new home, accessory building, business, parking, increase lot size by combining with adjacent lot with adjacent lot, etc.

All adjacent lots shall be combined as required within thirty (30) days of sale with the County Assessor's Office. Property transfer shall be by Quit Claim Deed. Purchaser shall maintain the property free of nuisances.

Preparation of the Quit Claim Deed and filing fees are in addition to bid amount. Full payment shall be made within thirty (30) days of sale.

I understand the conditions and process for purchase of City property and that this sale must be approved by the City Council at a public hearing. Consideration of a bid is based on the intended use of the property and the amount of the bid. Payment shall occur prior to transfer of the deed. My current bid for the above-described property is as follows:

BID AMOUNT: \$6,000.00

Minimum bid may apply

Signed: _____

Bidder

Development Department ~ City Hall ~ 601 Main Street, 3rd Floor ~ Keokuk, IA ~ (319) 524-2050



City of Keokuk

BID FOR CITY-OWNED PROPERTY

If interested in acquiring property from the City, complete the following application and return to the Community Development Department. Bid consideration goes to the City Council for final approval. Contact the Development Department for additional questions on the process of property sale.

BIDDER INFORMATION

Name: Roquette America, Inc. Phone: (319) 795-0003 or (319) 795-1090

Address: 1003 S. 5th Street, Keokuk, Iowa 52632

Email: Flint.Peyton@Roquette.com or Ron.Schmitt@Roquette.com

Address / Location of City-Owned Property: 732 S. 2nd Street
044 521 361 410 020

Intended Use of the Property: Improved security and remove unowned parcel from
within Roquette's boundaries.

Example: Construct new home, accessory building, business, parking, increase lot size by combining with adjacent lot with adjacent lot, etc.

All adjacent lots shall be combined as required within thirty (30) days of sale with the County Assessor's Office. Property transfer shall be by Quit Claim Deed. Purchaser shall maintain the property free of nuisances.

Preparation of the Quit Claim Deed and filing fees are in addition to bid amount. Full payment shall be made within thirty (30) days of sale.

I understand the conditions and process for purchase of City property and that this sale must be approved by the City Council at a public hearing. Consideration of a bid is based on the intended use of the property and the amount of the bid. Payment shall occur prior to transfer of the deed. My current bid for the above-described property is as follows:

BID AMOUNT: \$5,300.00

Minimum bid may apply

Signed: _____

Bidder

Development Department ~ City Hall ~ 601 Main Street, 3rd Floor ~ Keokuk, IA ~ (319) 524-2050



City of Keokuk

BID FOR CITY-OWNED PROPERTY

If interested in acquiring property from the City, complete the following application and return to the Community Development Department. Bid consideration goes to the City Council for final approval. Contact the Development Department for additional questions on the process of property sale.

BIDDER INFORMATION

Name: Roquette America, Inc. Phone: (319) 795-0003 or (319) 795-1090

Address: 1003 S. 5th Street, Keokuk, Iowa 52632

Email: Flint.Peyton@Roquette.com or Ron.Schmitt@Roquette.com

Address / Location of City-Owned Property: Right of Way on Bluff Side of TRD
044 521 351 790 110

Intended Use of the Property: Improved security and remove unowned parcel from
within Roquette's boundaries.

Example: Construct new home, accessory building, business, parking, increase lot size by combining with adjacent lot with adjacent lot, etc.

All adjacent lots shall be combined as required within thirty (30) days of sale with the County Assessor's Office. Property transfer shall be by Quit Claim Deed. Purchaser shall maintain the property free of nuisances.

Preparation of the Quit Claim Deed and filing fees are in addition to bid amount. Full payment shall be made within thirty (30) days of sale.

I understand the conditions and process for purchase of City property and that this sale must be approved by the City Council at a public hearing. Consideration of a bid is based on the intended use of the property and the amount of the bid. Payment shall occur prior to transfer of the deed. My current bid for the above-described property is as follows:

BID AMOUNT: \$5,044.20

Minimum bid may apply

Signed: _____

Bidder

Development Department ~ City Hall ~ 601 Main Street, 3rd Floor ~ Keokuk, IA ~ (319) 524-2050



City of Keokuk

BID FOR CITY-OWNED PROPERTY

If interested in acquiring property from the City, complete the following application and return to the Community Development Department. Bid consideration goes to the City Council for final approval. Contact the Development Department for additional questions on the process of property sale.

BIDDER INFORMATION

Name: Roquette America, Inc. Phone: (319) 795-0003 or (319) 795-1090

Address: 1003 S. 5th Street, Keokuk, Iowa 52632

Email: Flint.Peyton@Roquette.com or Ron.Schmitt@Roquette.com

Address / Location of City-Owned Property: Right of Way on River Side of TRD
044 521 351 860 030

Intended Use of the Property: Improved security and remove unowned parcel from
within Roquette's boundaries.

Example: Construct new home, accessory building, business, parking, increase lot size by combining with adjacent lot with adjacent lot, etc.

All adjacent lots shall be combined as required within thirty (30) days of sale with the County Assessor's Office. Property transfer shall be by Quit Claim Deed. Purchaser shall maintain the property free of nuisances.

Preparation of the Quit Claim Deed and filing fees are in addition to bid amount. Full payment shall be made within thirty (30) days of sale.

I understand the conditions and process for purchase of City property and that this sale must be approved by the City Council at a public hearing. Consideration of a bid is based on the intended use of the property and the amount of the bid. Payment shall occur prior to transfer of the deed. My current bid for the above-described property is as follows:

BID AMOUNT: \$5,083.50

Minimum bid may apply

Signed: _____

Bidder



City of Keokuk

BID FOR CITY-OWNED PROPERTY

If interested in acquiring property from the City, complete the following application and return to the Community Development Department. Bid consideration goes to the City Council for final approval. Contact the Development Department for additional questions on the process of property sale.

BIDDER INFORMATION

Name: Roquette America, Inc. Phone: (319) 795-0003 or (319) 795-1090

Address: 1003 S. 5th Street, Keokuk, Iowa 52632

Email: Flint.Peyton@Roquette.com or Ron.Schmitt@Roquette.com

Address / Location of City-Owned Property: City Building - 2301 Twin Rivers Drive
044 521 353 010 030

Intended Use of the Property: Improved security and remove unowned parcel from
within Roquette's boundaries.

Example: Construct new home, accessory building, business, parking, increase lot size by combining with adjacent lot with adjacent lot, etc.

All adjacent lots shall be combined as required within thirty (30) days of sale with the County Assessor's Office. Property transfer shall be by Quit Claim Deed. Purchaser shall maintain the property free of nuisances.

Preparation of the Quit Claim Deed and filing fees are in addition to bid amount. Full payment shall be made within thirty (30) days of sale.

I understand the conditions and process for purchase of City property and that this sale must be approved by the City Council at a public hearing. Consideration of a bid is based on the intended use of the property and the amount of the bid. Payment shall occur prior to transfer of the deed. My current bid for the above-described property is as follows:

BID AMOUNT: \$148,000.00

Minimum bid may apply

Signed: _____

Bidder

Development Department ~ City Hall ~ 601 Main Street, 3rd Floor ~ Keokuk, IA ~ (319) 524-2050



City of Keokuk

BID FOR CITY-OWNED PROPERTY

If interested in acquiring property from the City, complete the following application and return to the Community Development Department. Bid consideration goes to the City Council for final approval. Contact the Development Department for additional questions on the process of property sale.

BIDDER INFORMATION

Name: Roquette America, Inc. Phone: (319) 795-0003 or (319) 795-1090

Address: 1003 S. 5th Street, Keokuk, Iowa 52632

Email: Flint.Peyton@Roquette.com or Ron.Schmitt@Roquette.com

Address / Location of City-Owned Property: Parcel Overlapping City Levee
044 521 352 570 600

Intended Use of the Property: Improved security and remove unowned parcel from
within Roquette's boundaries.

Example: Construct new home, accessory building, business, parking, increase lot size by combining with adjacent lot with adjacent lot, etc.

All adjacent lots shall be combined as required within thirty (30) days of sale with the County Assessor's Office. Property transfer shall be by Quit Claim Deed. Purchaser shall maintain the property free of nuisances.

Preparation of the Quit Claim Deed and filing fees are in addition to bid amount. Full payment shall be made within thirty (30) days of sale.

I understand the conditions and process for purchase of City property and that this sale must be approved by the City Council at a public hearing. Consideration of a bid is based on the intended use of the property and the amount of the bid. Payment shall occur prior to transfer of the deed. My current bid for the above-described property is as follows:

BID AMOUNT: Pending

Minimum bid may apply

Signed: _____

Bidder

Development Department ~ City Hall ~ 601 Main Street, 3rd Floor ~ Keokuk, IA ~ (319) 524-2050



COUNCIL ACTION FORM

Date: June 20, 2019

Presented By: O'Donnell

Subject: Support for Application- IA SRT Program Agenda Item: _____

Description:

SEIRPC is preparing an application to the Iowa State Recreational Trails Program in relations to the Riverfront Trail. We are requesting funds of \$506,397 based on a construction estimate of \$808,529. Our contribution would equal \$302,132, with \$100,000 coming from donations, \$100,000 from the Wellmark Grant, and the remainder cash. The application requires a resolution of support from the City Council.

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

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

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

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

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

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

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

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

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

APPROVED and **ADOPTED** this 20th day of June, 2019.

Thomas L. Richardson – Mayor of Keokuk

ATTEST:

Jean Ludwig – City Clerk of Keokuk



COUNCIL ACTION FORM

Date: 6/11/19

Presented By: Ludwig

Subject: Wage Resolution for F/Y2019-20 Agenda Item: _____

Description:

A resolution setting wages for the 2019-2020 fiscal year. Includes 103 full time employees, and several part time employees.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: by department 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 SETTING FISCAL YEAR 2019-2020 SALARIES FOR
PERSONNEL OF THE CITY OF KEOKUK EFFECTIVE JULY 1, 2019**

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

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

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

That the following salaries and wages be adopted for the Fiscal Year 2019-2020

Passed this 20th day of June, 2019.

Thomas L. Richardson, Mayor

Attest: _____
Jean Ludwig, City Clerk

EMPLOYEE	TITLE/POSITION	FT/PT	BASE PAY	CLASSIFICATION
			2019-2020	
Dave Hinton	Police Chief	FT	\$76,511.00	EXEMPT
D. Whitaker	Asst. Police Chief	FT	\$61,971.00	EXEMPT
Kevin Church	Police Captain	FT	\$57,840.00	NONEXEMPT
Robert Haflinger	Police Captain	FT	\$57,840.00	NONEXEMPT
Broc Galbreath	Police Captain	FT	\$57,840.00	NONEXEMPT
Brian DePriest	Police Captain	FT	\$57,840.00	NONEXEMPT
Zeth Baum	Police Sergeant	FT	\$55,102.00	NONEXEMPT
Jeff Mullin	Police Sergeant	FT	\$55,102.00	NONEXEMPT
Andrew Whitaker	Police Detective	FT	\$52,021.00	NONEXEMPT
Steve Dray	Police Detective	FT	\$52,021.00	NONEXEMPT
Ivan Parrish	Officer 1st Class	FT	\$52,582.00	NONEXEMPT
Scott Kindig	Officer 1st Class	FT	\$52,582.00	NONEXEMPT
Greg Hymes	Officer 1st Class	FT	\$52,582.00	NONEXEMPT
Brad Johnson	Officer 1st Class	FT	\$52,582.00	NONEXEMPT
Jacob Moore	Officer 1st Class	FT	\$52,582.00	NONEXEMPT
Justina Mortimer	Officer 1st Class	FT	\$52,582.00	NONEXEMPT
Mia Cooper	Officer 1st Class	FT	\$52,582.00	NONEXEMPT
Tanner Walden	Officer 1st Class	FT	\$52,582.00	NONEXEMPT
Nathan DeSpain	Officer 3rd Class	FT	\$43,077.00	NONEXEMPT
J. Marroquin	Probationary Officer	FT	\$41,829.00	NONEXEMPT
M. Murphy	Probationary Officer	FT	\$41,829.00	NONEXEMPT
J. Riley	Probationary Officer	FT	\$41,829.00	NONEXEMPT
J. Kite	Officer 3rd Class	FT	\$43,077.00	NONEXEMPT
New Officer	Probationary Officer	FT	\$41,829.00	NONEXEMPT
Brett Davis	Comm. Supervisor	FT	\$42,094.00	NONEXEMPT
Michelle Seaver	Data Entry Clerk I	FT	\$33,604.00	NONEXEMPT
Ashley Custer	Data Entry Clerk I	FT	\$32,136.00	NONEXEMPT
Tom Crew	Animal Control Officer	FT	\$34,285.00	NONEXEMPT
Gabe Rose	Fire Chief	FT	\$76,511.00	EXEMPT
Mark Vogel	Asst. Fire Chief	FT	\$61,971.00	NONEXEMPT
J.W. Guy	Asst. Fire Chief	FT	\$61,971.00	NONEXEMPT
Pat McNally	Asst. Fire Chief	FT	\$61,971.00	NONEXEMPT
Greg Uhlmeyer	Fire Lieutenant	FT	\$57,125.00	NONEXEMPT
Rick Marlin	Fire Lieutenant	FT	\$57,125.00	NONEXEMPT
Stacey Johnston	Fire Lieutenant	FT	\$57,125.00	NONEXEMPT
Damon Cackley	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Mike Winn	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Marcus Davis	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Edward Love	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Ryan Haney	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Joe McNally	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Chance Nye	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Nate Ames	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Matt Eaton	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Jason Crew	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Caleb Atterberg	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Ryan Clark	Firefighter 1st Class	FT	\$52,830.00	NONEXEMPT
Tom Richardson	Mayor	PT	\$16,212.00	EXEMPT
Cole O'Donnell	City Administrator	FT	\$125,000.00	EXEMPT
Tom Beard	Street/Vehicle Maint. Mgr.	FT	\$54,980.00	EXEMPT
Chuck Pietscher	WPC Superintendent	FT	\$76,511.00	EXEMPT
Mark Weirather	WPC Chief Operator	FT	\$54,845.00	EXEMPT

Robert Helenthal	Sewer Maint. Manager	FT	\$56,000.00	EXEMPT
Bob Weis, Jr.	Bridge,Cemetery, Park, Sanitation Mgr.	FT	\$59,406.00	EXEMPT
Mark Boussetot	Public Works Director	FT	\$71,613.00	EXEMPT
Jason Schmitt	Engineering Tech I	FT	\$46,730.00	NONEXEMPT
John Reiter	Engineering Tech	FT	\$44,736.00	NONEXEMPT
David Glasscock	WPC Chemist	FT	\$52,662.00	EXEMPT
Arletta Lumetta	WPC Secretary/Clerk	FT	\$35,632.00	EXEMPT
Jean Ludwig	City Clerk	FT	\$45,361.00	EXEMPT
Annette Peevler	Admin. Secretary	FT	\$35,606.00	EXEMPT
Amy Benson	Deputy City Clerk	FT	\$41,041.00	EXEMPT
Pam Broomhall	Comm. Dev. Director	FT	\$58,662.00	EXEMPT
Kathie Mahoney	Code Enforce. Officer	FT	\$37,619.00	EXEMPT
Casey Barnes	Code Enforce. Officer	FT	\$36,523.00	EXEMPT
Amy Dietsch	Account Clerk I	FT	\$29,205.00	EXEMPT
S. Masterson	Human Res./Payroll	FT	\$31,451.00	EXEMPT
C. Brotherton	Biologist	FT	\$40,234.00	EXEMPT
Nick Seabold	Cemetery Foreman	FT	21.68/hr	NONEXEMPT
Ken Thomas	Cemetery Maint.	FT	20.75/hr	NONEXEMPT
Roy Bell	Bridge Foreman	FT	21.68/hr	NONEXEMPT
Tony Arrowood	Bridge Maintenance	FT	20.75/hr	NONEXEMPT
Dennis McGinnis	Park Foreman	FT	21.68/hr	NONEXEMPT
Matt Briggs	Park Maintenance	FT	20.75/hr	NONEXEMPT
Pete Benson	Class A Mechanic	FT	21.91/hr	NONEXEMPT
Ron Symmonds	Mechanic Foreman	FT	22.16/hr	NONEXEMPT
Doug Seabold	Class A Mechanic	FT	21.91/hr	NONEXEMPT
Dan Jefferson	Sanitation Foreman	FT	21.68/hr	NONEXEMPT
Todd Bullard	Sanitation Maint.	FT	21.31/hr	NONEXEMPT
Dave Johnson	Sanitation Maint.	FT	21.31/hr	NONEXEMPT
Matt Maerz	Sanitation Maint.	FT	21.31/hr	NONEXEMPT
Darren Bode	Sewer Maint. Foreman	FT	21.68/hr	NONEXEMPT
Ed Rude	Sewer Maintenance	FT	21.31/hr	NONEXEMPT
Chris Hughes	Sewer Maintenance	FT	21.31/hr	NONEXEMPT
Nic Ashworth	Sewer Maintenance	FT	21.31/hr	NONEXEMPT
Brian Bruce	Sewer Maintenance	FT	21.31/hr	NONEXEMPT
Thomas Ketterer	Street Foreman	FT	21.68/hr	NONEXEMPT
Jim Murphy	Street Maintenance	FT	20.75/hr	NONEXEMPT
Chad Sparrow	Street Maintenance	FT	20.75/hr	NONEXEMPT
Dennis Rose	Street Maintenance	FT	20.75/hr	NONEXEMPT
Brett Abston	Street Maintenance	FT	20.75/hr	NONEXEMPT
Jon Marshall	Street Maintenance	FT	20.75/hr	NONEXEMPT
Larry Bevard	Operator Grade III	FT	24.22/hr	NONEXEMPT
Mark Neuendorf	Maint. Operator	FT	24.22/hr	NONEXEMPT
Tom Wills	Operator Grade IV	FT	24.94/hr	NONEXEMPT
Ryan Bell	Maint. Operator	FT	24.22/hr	NONEXEMPT
Shannon St. Clair	Operator Grade II	FT	23.32/hr	NONEXEMPT
Emily Rohlfs	Library Director	FT	\$55,674.00	EXEMPT
Tonya Boltz	Patron Services	FT	\$32,739.00	EXEMPT
Monica Winkler	Business Mgr.	FT	\$37,926.00	EXEMPT
Angela Gates	Patron Services Clerk	FT	\$26,111.00	EXEMPT
Tammy Phillips	Circulation Clerk	FT	\$23,111.00	EXEMPT
Kathleen Cook	Youth Services	FT	\$31,591.00	EXEMPT
T. Welker	Patron Services	FT	\$24,102.00	EXEMPT
	Library Pages	PT	\$7.25/hr	NONEXEMPT

	River Museum Curators	PT	8.50 - 10.78/hr	NONEXEMPT
	Animal Control Assistants	PT	8.25 – 8.50	NONEXEMPT
Sue Dickson	Public TV Coordinator	PT	\$9.66	NONEXEMPT
Denise Estrada	Pool Manager	PT	\$8,500.00	NONEXEMPT
	Pool Assistant Managers	PT	\$10.50	NONEXEMPT
	Asst. Concession Mgr.	PT	\$8.75	NONEXEMPT
	Life Guards	PT	8.00 - 8.75/hr	NONEXEMPT
	Pool Concessions	PT	7.75-8.15/hr	NONEXEMPT
	General Pool Workers	PT	7.75-8.40/hr	NONEXEMPT
Robert Weis, Sr.	Prisoner Supervisors	PT	10.00/hr	NONEXEMPT
R. Winkler	Prisoner Supervisors	PT	10.00/hr	NONEXEMPT



COUNCIL ACTION FORM

Date: June 17, 2019

Presented By: Pam Broomhall

Subject: Disposal of 604 Grand Avenue Agenda Item: _____

Description:

At the Council meeting on June 6, I asked the City Council for a recommendation for the sale of 604 Grand Avenue. Larry Reichman bid \$1,005.00 on the property to construct a single family dwelling, Estella Mann bid \$2,100 to enlarge her current property located next door at 610 Grand. There was discussion, but a recommendation was not given. As I stated at the public hearing, the bid form states in part that "Consideration of a bid is based on the intended use of the property and the amount of the bid." I have prepared two resolutions, the council can approve the bid/use that is the the best option for the property.

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 DISPOSING OF MUNICIPALLY OWNED REAL PROPERTY
LOCATED AT
604 GRAND AVENUE BY THE CITY OF KEOKUK, IOWA**

WHEREAS, the City of Keokuk, as an Iowa municipal corporation, is authorized under the Iowa Code to purchase and hold real property for its corporate purposes; and

WHEREAS, the City of Keokuk is the present owner of certain real property commonly known as 604 Grand Avenue, Keokuk Iowa

WHEREAS, 604 Grand Avenue, Keokuk, Lee County, Iowa, have been maintained by, and at the expense of, the City of Keokuk; and

WHEREAS, the City Council has been advised of the contemplated sale of the property located 604 Grand Avenue, Keokuk, Lee County, Iowa, the legal description of the property, information regarding the interested purchaser, and the bid sale price of property; and

WHEREAS, the contemplated purchaser of the property, and the terms of sale, agrees to comply with the terms and conditions imposed by Iowa law and the Keokuk Municipal Code; and

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

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

WHEREAS, public hearings have been held on June 6, 2019 after required notice for the purchase proposal of the real property pursuant to Section 364.7 of the Code of Iowa; and

WHEREAS, public hearings have been held on June 6, 2019 after required notice for the purchase proposal of the real property pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, the Corporate Authorities find it appropriate and in the best interests of the City that 604 Grand Avenue, Keokuk, Lee County, Iowa, be sold;

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

Section 1: That the City Council hereby authorizes the sale by the City of Keokuk to Estella A. Mann for the Property located at 604 Grand Avenue to enlarge lot and will combine with adjacent lot 30 days after receiving the quit claim deed, Keokuk, Lee County, Iowa, in an amount of two-thousand one hundred dollars and no cents (\$2,100.00).

Section 2: That the Acting City Attorney, James Dennis, is hereby directed to draft a Quit Claim Deed to effectuate the purchase, and after the exchange of the purchase price, the Mayor and Clerk are hereby authorized and empowered to execute and sign the deed and any other documents an perform such other actions as are deemed necessary to finalize the sale.

Passed and approved at a regular meeting of the Keokuk City Council on this 20th day of June, 2019.

CITY OF KEOKUK, IOWA

By: _____
THOMAS L. RICHARDSON, MAYOR

ATTEST:

JEAN LUDWIG, CITY CLERK

RESOLUTION NO. _____

**A RESOLUTION DISPOSING OF MUNICIPALLY OWNED REAL PROPERTY
LOCATED AT
604 GRAND AVENUE BY THE CITY OF KEOKUK, IOWA**

WHEREAS, the City of Keokuk, as an Iowa municipal corporation, is authorized under the Iowa Code to purchase and hold real property for its corporate purposes; and

WHEREAS, the City of Keokuk is the present owner of certain real property commonly known as 604 Grand Avenue, Keokuk Iowa

WHEREAS, 604 Grand Avenue, Keokuk, Lee County, Iowa, have been maintained by, and at the expense of, the City of Keokuk; and

WHEREAS, the City Council has been advised of the contemplated sale of the property located 6ichman04 Grand Avenue, Keokuk, Lee County, Iowa, the legal description of the property, information regarding the interested purchaser, and the bid sale price of property; and

WHEREAS, the contemplated purchaser of the property, and the terms of sale, agrees to comply with the terms and conditions imposed by Iowa law and the Keokuk Municipal Code; and

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

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

WHEREAS, public hearings have been held on June 6, 2019 after required notice for the purchase proposal of the real property pursuant to Section 364.7 of the Code of Iowa; and

WHEREAS, public hearings have been held on June 6, 2019 after required notice for the purchase proposal of the real property pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, the Corporate Authorities find it appropriate and in the best interests of the City that 604 Grand Avenue, Keokuk, Lee County, Iowa, be sold;

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

Section 1: That the City Council hereby authorizes the sale by the City of Keokuk to Larry & Paulette Reichman for the Property located at 604 Grand Avenue to construct a single family dwelling within twenty-four (24) months of receiving the deed, Keokuk, Lee County, Iowa, in an amount of one thousand five dollars and no cents (\$1,005.00).

Section 2: That the Acting City Attorney, James Dennis, is hereby directed to draft a Quit Claim Deed to effectuate the purchase, and after the exchange of the purchase price, the Mayor and Clerk are hereby authorized and empowered to execute and sign the deed and any other documents an perform such other actions as are deemed necessary to finalize the sale.

Passed and approved at a regular meeting of the Keokuk City Council on this 20th day of June, 2019.

CITY OF KEOKUK, IOWA

By: _____
THOMAS L.RICHARDSON, MAYOR

ATTEST:

JEAN LUDWIG, CITY CLERK



COUNCIL ACTION FORM

Date: June 20, 2019

Presented By: _____

Subject: Set Date and Time of 1st July Meeting Agenda Item: _____

Description:

The first Thursday of July falls on July 4th. Staff suggests moving the first meeting of the City Council to July 3rd at 5:30 PM.

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: _____



TO: Mayor and City Council
FROM: Cole S. O'Donnell
DATE: June 17, 2019
RE: Administrator's Report

1. Flood Clean Up: There is an over abundance of driftwood along Mississippi Drive, in Victory Park, and around the Bridge Department. I have instructed PWD Boussetot to contact local contractors in regard to removal. Victory Park will need attention with replacement of fall protection material under the climbing structure, replacement of the ropes within the climbing structure, and sanitation of the shelter house and picnic tables. With the Federal disaster declaration, we expect to be reimbursed for most of our expenses.
2. City Hall: I have prepared and sent out the RFP for architectural services. Responses are due back July 12th. An ad was placed on the Iowa League of Cities web site, emailed firms listed on the League's web site, and posted on social media sites. As I write this memo, I have received a response from an interested firm. I am coordinating with Connections Bank/Insurance for building tours as requested by firms. I will also be arranging tours for the remainder of the staff and seeking their input.
3. Barge: An RFP for demolition/salvage has been prepared and sent out to various suggested companies. I have also posted on the Iowa League of Cities website and social media. Responses are due back July 12th.
4. Wage and Salary Study: I have prepared a draft RFQ and sent it to the Fairfield City Administrator for review. Remember that this is a joint project with Fairfield. Once he has reviewed and approved, we will send out the RFQ.
5. Road Projects: Start date is now this week. As with the patch we will be using social media to inform the public of what we are doing.
6. Road Patch: We had a demonstration for a road patch material. It comes in rolls and you throw cold or hot mix asphalt into the pothole or patch area, smooth out, then lay this stuff over it. It has a sticky backing that is supposed to seal down to the pavement. The procedure for application should be able to be done with one or two persons. Tom Beard selected a very large patch at the entrance to Rand Park off of 17th St. This required additional material and two sessions to finish up. I am posting pictures to Facebook to demonstrate what we are looking to do.



