

AGENDA
COUNCIL WORKSHOP
November 19, 2020
5:30 P.M.

- (1) AmJet Loan Request.
- (2) Music Brings Life Funding Request.
- (3) Review council meeting agenda.



TO: Mayor and Council
FROM: Cole S. O'Donnell
DATE: November 17, 2020
RE: AMJET Economic Development Loan

At the November 5, 2020 work session, the council heard from Paul Roos, AMJET CEO, on the status of his project and the economic development loan he has been provided. During his presentation, Mr. Roos requested that the interest rate on the loan be adjusted from 5% to 2.5% retroactive to November 3, 2015. After the meeting, Mayor Richardson and I met with Mr. Roos in regard to his request and presented the following four options:

1. Council grants a one-year extension with no change in terms.
2. Rate adjusted to 2.5% starting November 3, 2020. Current accumulated interest frozen at \$256,671.74. A monthly or quarterly payment of interest based on 2.5% of original principal initiated.
3. Rate adjusted to 2.5% retroactive to November 3, 2015. City would require a security interest for principal and interest.
4. Payment of the \$200,000 principal, with a recommendation to the City Council that the rate be retroactively adjusted to an amount between 0% to 2.5%.

Mr. Roos has requested option 4 with the interest rate reduced to 0%. Payoff the loan would release AMJET from all other obligations of the loan, including having a location in Keokuk or Lee County. However, Mr. Roos has indicated that he still intends to locate a production facility in Keokuk, if all possible.

Because of this possible change in terms, No action will be taken at the Regular Meeting.

CONTRACT ASSIGNMENT AGREEMENT

This CONTRACT ASSIGNMENT AGREEMENT dated as of 12/01/2020 (the "Effective Date"), by and between Music Brings Life Inc Iowa Chapter. (the "Assignor"), located at 4005 Bluff Rd, Fort Madison, Iowa 52627 and City of Keokuk (the "Assignee"), located at 601 Main St Ste 3, Keokuk, Iowa 52632. Assignor and Assignee may be referred to individually as the "Party", or collectively, the "Parties".

RECITALS

WHEREAS the Assignor Music Brings Life Inc. entering into a contract with the City of Keokuk

WHEREAS, the Contract has an expiration date of 12/31/2021 as may be extended as permitted therein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I

ASSIGNMENT AND INDEMNITY

1.01 Assignment.

The Assignor and the Assignee hereby agree that the Assignor shall produce a concert Titled "Music Brings Life Blood Awareness Concert" in the City of Keokuk to raise 5,000 or more pints of blood for the people of Keokuk and the surrounding municipalities, counties, and states in the year of 2021 for the Assignee.

The Assignor Music Brings Life Inc. will produce "Heroes Donate Blood" assemblies and blood drives within the High Schools, and Colleges, throughout Lee County and outside of Lee County.

The Assignee does hereby accept the assignment of all of the Assignor's obligations, responsibilities and duties under the Contract and all of the Assignor's rights title and interest in this Contract.

1.02 Indemnity.

The Assignee agrees to make an initial investment of \$75,000 dollars to the Assignor Music Brings Life Inc., to produce the Music Brings Life Blood Awareness Contract in the City of Keokuk. The Assignor agrees to defend and indemnify the Assignee investment of \$75,000.

The Assignor agrees the City of Keokuk will receive 25% of Corporate Sponsorship revenue, after all expenses have been covered for the Music Brings Life Blood Awareness Concert.

The Assignor also agrees the Assignee will receive an additional 25% of the Music Brings Life Blood Awareness Concert Television Rights final sale.

ARTICLE II

MISCELLANEOUS

2.01 Entire Agreement.

This Agreement constitutes the entire Agreement between Assignor and Assignee, replacing all other written and/or previous agreements except those attached hereto, which shall become a part of this Agreement.

2.02 Severability.

Assignor and Assignee acknowledge that this Agreement is reasonable, valid and enforceable. However, if any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be changed in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will in no way be affected, impaired or invalidated as a result.

2.03 Effect of Title and Headings.

The title of this Agreement and the headings of its Sections are included for convenience and shall not affect the meaning of the Agreement or the Section.

2.04 Governing Law.

To the extent not preempted by federal law, the provisions of this Agreement shall be construed and enforced in accordance with the laws of the State of Iowa, notwithstanding any choice-of-law or conflicts-of-law rules to the contrary.

2.05 Attorneys Fees.

If any legal proceeding is brought for the enforcement of this Agreement, or because of an alleged breach, default or misrepresentation in connection with any provision of this Agreement or other dispute concerning this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorney's fees incurred in connection with such arbitration or legal proceeding. The term "prevailing party" shall mean the party that is entitled to recover its costs in the proceeding under applicable law, or the party designated as such by the court.

2.06 Waiver.

The waiver of any breach or violation of any term or condition hereof shall not affect the validity or enforceability of any other term or condition, nor shall it be deemed a waiver of any subsequent breach or violation of the same term or condition. No waiver of any right or remedy under this Agreement shall be effective unless made in writing and executed by the Party so to be charged. The rights and remedies of the Parties to this Agreement are cumulative and not alternative.

2.07 Amendment.

This Agreement may be amended only by an instrument in writing that is signed by both Parties. Amendments to this Agreement will be effective as of the date stipulated therein.

2.08 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

IN WITNESS WHEREOF, the Parties hereby execute this Agreement:

Keenan Bristol

(Signature of Assignor)

Music Brings Life Inc.

(Signature of Assignee)

City of Keokuk

Keokuk Municipal Airport Meeting Minutes

The Keokuk Municipal Airport Commission met on 10/12/2020 in the Pilot's Lounge of the airport at 2:35PM. Members present were:

Worden Lawson McDowell Michaelson Pfaffe

Also in attendance were: Ray Ott, Flint Hawes

Approval of minutes:

Motion by: Mark Second by: Bobby AYES: 4 NAYS: 0

Item 1:

Subject: Budget

Motion: To accept budget

Motion by: Donza Second by: Bobby AYES: 4 NAYS: 0

Item 2:

Subject: Tim Hickey hangar

Motion: To approve Tim Hickey working on his own airplane.

Motion by: Donza Second by: Rick AYES: 4 NAYS: 0

Item 3:

Subject: Replacement of runway light bulbs

Discussion: Major issue. MANY light bulbs are out. Cost of \$1400.00 to replace. Windsock lights are replaced.

Motion: To buy enough runway light bulbs to replace what is needed plus two extra bulbs, except for GE runway lights. Total about \$900.00.

Motion by: Donza Second by: Rick AYES: 3 NAYS: 0 Mark left.

Discussion Items: A discrepancy was pointed out between and City revenue and the Airport Manager records. Donza and Ray will follow up with the City after the November financials.

Ray says we need an explosion proof box for CPEC delay. Jim Neff ordered one for \$1700.00. Ray is to check into price of box from others.

Ray recommends a sub-committee for terminal layout for grants. (Note to Cole: should we use McClure (more expensive by \$5000) or not?)

We decided to keep part-time help for now. We will table till Oct. 26th meeting and will address after Ray takes over as manager.

We now have a maintenance shop in operation.

Ray indicated we need more research on security cameras.

Flint reported that the concrete has been installed in front of the Hickey hangar.

Jim Egley—still no proof of insurance. Ray will work on it. Need by end of the week or will call Cole.

Adjournment: Motion by: Donza Second by: Rick Time: 4:11pm

MEETING MINUTES
COUNCIL WORKSHOP
November 5, 2020
5:30 p.m.

Present in person: Richardson, O'Connor, Altheide, Payne, Dade, Andrews, Marsden, Bryant. Helenthal entered the meeting at 5:37 p.m.

Present by phone: Dunek entered the meeting at 5:32 p.m.

Absent: None

Staff present in person: O'Donnell, Ludwig, Broomhall, R. Weis

- 1) Heard from Beth Deacon of Keokuk High School regarding Music Brings Life concert and asking for city support.
- 2) Paul Roos gave an update on the AMJET project and discussed his loan.
- 3) Adjourned at 6:29 p.m.

**MINUTES
CITY COUNCIL MEETING
November 5, 2020
500 N. 20th Street
6:30 P.M.**

The City Council of the City of Keokuk met in regular session on November 5, 2020 at 500 N. 20th Street. Mayor Thomas L. Richardson called the meeting to order at 6:30 p.m. There were nine council members present, none absent. Mike O'Connor, Linda Altheide, Ron Payne, Devon Dade, Steve Andrews, Linda Marsden, John Helenthal and Roger Bryant were present in person. Susan Dunek was present by phone. Staff in attendance: City Administrator Cole O'Donnell, City Clerk Jean Ludwig, Community Development Director Pam Broomhall, Bridge, Park, Cemetery and Sanitation Manager Bob Weis were present in person. Public Works Director Robert Helenthal was present by phone.

MAYOR'S CORRESPONDENCE: Presented a letter to Council addressed to Lee County Board of Supervisors regarding ambulance service oversight. Gave a reminder about the temporary suspension of curbside recycling. Updated the Council on taking possession of 501 Main Street for new City Offices.

CITIZEN'S REQUEST: Roger Bryant, 810 Johnson Street Road, spoke about City of Christmas. He thanked Joe Shuman and all volunteers. Heard from James Rauner, 1415 High Street, about the need for sidewalks leading to grocery stores on North Main Street.

Motion made by Bryant, second by Helenthal to approve the agenda, including the consent agenda. (9) AYES, (0) NAYS. Motion carried.

- Minutes of the Council Workshop & regular City Council meeting of October 15, 2020;
- **RESOLUTION NO. 173-20:** Approve a Liquor License for Dr. Get Wells Bar & Grill, 1100 Main Street, effective November 24, 2020 – Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales (pending dram);
- **RESOLUTION NO. 174-20:** Approving an Urban Revitalization Tax Exemption for Linda Bradley, 2611 Middle Road, attached garage;
- Motion to pay bills and transfers listed in Register No.'s 5173-5175;

Motion made by Helenthal, second by Altheide to approve the following proposed **RESOLUTION NO. 175-20:** "A RESOLUTION AMENDING AND CORRECTING KEOKUK CITY COUNCIL RESOLUTION NO. 140-18 THAT VACATED AND DISPOSED OF A 66' X 300' PLATTED UNIMPROVED PORTION OF CARROLL STREET BETWEEN BLOCK 81 & 82 AND S. 3RD & S. 4TH STREETS, ORIGINAL CITY OF KEOKUK, LEE COUNTY, IOWA." (9) AYES, (0) NAYS.

Motion made by Marsden, second by Dade to approve the following proposed **RESOLUTION NO. 176-20**: “A RESOLUTION APPROVING THE PROMOTION OF OFFICER TANNER WALDEN TO SERGEANT OF THE KEOKUK POLICE DEPARTMENT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by O’Connor, second by Helenthal to approve the following proposed **RESOLUTION NO. 177-20**: “A RESOLUTION APPROVING TASK ORDER NO. 2 AGREEMENT FOR ENGINEERING SERVICES KEOKUK MUNICIPAL AIRPORT, KEOKUK, IOWA RECONSTRUCT RUNWAY 14/32 LIGHTING.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Marsden to approve the following proposed **RESOLUTION NO. 178-20**: “A RESOLUTION APPROVING AGREEMENT WITH THE SPYGLASS GROUP, LLC. (9) AYES, (0) NAYS. Motion carried.

Motion made by Helenthal, second by Dade to approve the following proposed **RESOLUTION NO. 179-20**: “A RESOLUTION APPROVING THE 2020 ANNUAL FINANCE REPORT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Marsden, second by Altheide to set a Special Council Meeting for November 10, 2020 @ 3:00 p.m. at City Hall. (9) AYES, (0) NAYS. Motion carried.

BOARDS & COMMISSIONS: One vacancy noted on Rand Park Pavilion Board and two on the Grand Theater Commission.

Motion to approve Final Report on Nomination for Grand Theater Commission to re-appoint Janice Lindner, Raeann Salter, Ryals Parker and Jerry Herr. Three-year terms to expire 11/5/2023. Final Report on Nominations for Park & Recreation Advisory Board to re-appoint Ralph Dial and Dick Malloy. Three-year terms to expire 11/2/2023. Motion to approve by Dade, Second by Marsden. (9) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: O’Donnell said interviews are being conducted for Sewer Department Manager.

There being no further business, Mayor Richardson adjourned the meeting at 6:55 p.m.

**MINUTES
SPECIAL COUNCIL MEETING
601 Main St., Suite 3
November 10, 2020
3:00 P.M.**

- (1) A special council meeting to review plans for the new city office building at 501 Main Street took place at 3:00pm on November 10, 2020 in the conference room at 601 Main Street, Suite 3. **PRESENT IN PERSON:** Mayor Richardson, City Administrator O'Donnell, City Clerk Jean Ludwig, Community Development Director Broomhall, Councilpersons Roger Bryant, Steve Andrews, Devon Dade, and Ron Payne. **PRESENT BY REMOTE CONNECTION:** Councilpersons Dunek and Marsden along with architect Michael Nolan.
- (2) Plans for the new city office building were reviewed.
- (3) Meeting adjourned at 3:55 p.m.

RESOLUTION NO.

WHEREAS, Application has been made by Summit Pizza, Inc., for a Class B Beer Permit (includes Wine Coolers) with Sunday Sales for Pizza Hut, 3338 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, Summit Pizza, 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 B Beer Permit (included Wine Coolers) with Sunday Sales for Pizza Hut, 3338 Main Street, effective December 20, 2020, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 19th day of November, 2020.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

PAYMENT OF THE FOLLOWING CLAIMS FOR THE CITY ARE APPROVED AND CLAIMS FOR THE LIBRARY AND AIRPORT ARE ACKNOWLEDGED FOR THE PURPOSE OF PAYING THE SEMI-MONTHLY BILLS FOR THE COUNCIL MEETING OF NOVEMBER 19, 2020.

REGISTER NO. 5176

AHLERS & COONEY, P.C.	PROFESSIONAL SERVICES	\$ 1,394.50
AMI PIPE & SUPPLY	SUPPLIES	\$ 30.00
GATE CITY PUBLISHING	PUBLICATIONS	\$ 1,385.17
GRAY QUARRIES, INC	ROADROCK	\$ 347.69
JIM BAIER, INC	PARTS	\$ 686.75
HARTRICK'S LUMBER	SUPPLIES	\$ 776.54
HEADCO MACHINE WORKS	LABOR/MATERIALS SEWER DEPT	\$ 800.00
J & S ELECTRONICS BUSINESS,INC	ANNUAL PROTECTION CONTRACT	\$ 1,327.20
S. J. SMITH WELDING SUPPLY	TANK RENTAL	\$ 51.52
HICKEY CONTRACTING COMPANY	LABOR/MATERIALS	\$ 5,179.00
KOKX AM/FM	FRIGHT NIGHT ADVERTISEMENT	\$ 200.00
TASKE FORCE, INC.	TEMPORARY HELP	\$ 2,940.00
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$ 577.76
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$ 2,995.92
ALLIANT	ELECTRIC BILL	\$ 28,967.45
THE CARDBOARD BOX	UPS CHARGES	\$ 125.43
HACH COMPANY	LAB SUPPLIES	\$ 57.97
CENTURY LINK	SERVICE	\$ 1,220.53
PRINCIPAL LIFE INSURANCE CO.	DISABILITY/ LIFE INS.	\$ 1,060.52
GREAT RIVER REGIONAL WASTE	INTEGRATED WASTE	\$ 5,620.41
LEE COUNTY RECORDER/REGISTRAR	DOCUMENT RECORDING	\$ 44.00
G WORKS	LICENSE/SUPPORT	\$ 11,181.68
SAFETY-KLEEN	CLEAN REFILL TANKS	\$ 201.60
HARNETIAUX FARM & HOME SUPPLY	PARTS/SUPPLIES/FREIGHT	\$ 463.38
MEYERS PLUMBING	LABOR/MATERIALS	\$ 426.60
MODJESKI & MASTERS, INC.	BRIDGE INSPECTION	\$ 725.00
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$ 1,436.07
SOUTHEASTERN COMMUNITY COLLEGE	CLASSES	\$ 1,453.00
GENERAL TRAFFIC CONTROLS, INC.	TRAFFIC LIGHT EQUIPMENT	\$ 3,093.00
HUFFMAN MACHINE & WELDING, INC	SUPPLIES/PARTS	\$ 109.47
TREASURER STATE OF IOWA	WPC SALES TAX	\$ 1,379.00
ENDERLE HEATING & A/C COMPANY	REPAIRS	\$ 809.55
VEENSTRA & KIMM, INC.	PROFESSIONAL SERVICES	\$ 2,965.62
PATTERSON PLUMBING & HEATING	REPAIRS @ POLICE DEPT	\$ 98.00
YOUNGGREN SHOES	SAFETY BOOTS	\$ 239.99
NIEMANN FOODS, INC./ACE	SUPPLIES	\$ 494.71
RANDY WINN	REIMB.HEALTH INSURANCE PREMIUM	\$ 837.00
U.S. CELLULAR	CELL PHONE SERVICE	\$ 565.70
FASTENAL COMPANY	PARTS/SUPPLIES	\$ 566.32
JAMES K. NEFF	LABOR/MATERIALS	\$ 456.07
AT&T MOBILITY	SERVICE	\$ 690.14

REGISTER NO. 5177

DOUBLE A" GLASS L.L.C. "	MATERIALS @ EXCHANGE STREET	\$ 717.83
PAUL S. KELLY SR.	REPAIRS	\$ 593.64
WISS & WISS EQUIPMENT INC.	PARTS	\$ 608.01
WAL-MART COMMUNITY/GECRB	LIBRARY SUPPLIES	\$ 29.00
TOTAL SOLUTIONS, INC.	IT SERVICES/BACKUP	\$ 952.18
T.O. HAAS TIRE CO.	TIRES	\$ 129.99
WALGREENS	FRIGHT NIGHT CANDY	\$ 413.09
FIRE SERVICE TRAINING BUREAU	FIRE RE-CERTIFICATION	\$ 530.96
WELLS-WAY JANITORIAL SERVICES	LIBRARY CLEANING	\$ 1,300.00
MEDIACOM	SERVICE	\$ 637.43
SERVICEMASTER OF FT.MADISON	JANITORIAL SERVICE @ POLICE PD	\$ 429.92
GARY L. PFEIFERLING	POLICE VEHICLE CLEANING	\$ 860.00
LEXISNEXIS RISK SOLUTIONS	POLICE DEPT ACCOUNT	\$ 134.37
EMPLOYEE BENEFIT SYSTEMS	INSURANCE	\$ 196,728.38
TERRACON CONSULTANTS, INC.	PROFESSIONAL SERVICES	\$ 23,294.75
MIDWEST SAFETY COUNSELORS, INC	FIRE DEPT SUPPLIES	\$ 60.00
RELIABLE PEST SOLUTIONS	SERVICE KEOKUK PUBLIC LIBRARY	\$ 14.90
CARD SERVICES	LIBRARY SUPPLIES/MATERIALS	\$ 899.99
HANNIBAL CONCRETE PRODUCTS CO.	PARTS/MATERIALS	\$ 11,550.00
ARROWHEAD SCIENTIFIC, INC.	POLICE DEPT SUPPLIES/FREIGHT	\$ 285.58
TWO RIVERS VETERINARY CENTER	ANIMAL SERVICES	\$ 467.75
WEST CENTRAL FS INC.	BULK FUEL	\$ 12,356.72
KLINGNER & ASSOCIATES, P.C.	LANDFILL MONITORING	\$ 4,236.80
ANC PEST SOLUTIONS INC.	KEOKUK PUBLIC LIBRARY	\$ 150.00
COMPUTER PROJECTS OF ILLINOIS,	POLICE DEPT LICENSE	\$ 180.00
IDEXX DISTRIBUTION, INC.	LAB SUPPLIES	\$ 335.79
DARKSIDE TINT & GRAPHIX	PARK SIGN	\$ 560.00
OVERDRIVE, INC.	LIBRARY SUPPLIES	\$ 233.45
LIBERTY UTILITIES MIDSTATES	SERVICE	\$ 1,850.50
LYNCH DALLAS, PC.	PROFESSIONAL SERVICES	\$ 5,511.20
JEFFREY JOE HERR	CLEAN SECURE VARIOUS PROPERTY	\$ 1,095.00
IOWA EMERGENCY PHYSICIANS LLP	MEDICAL SERVICES	\$ 99.00
LIGHTEDGE SOLUTIONS INC	MANAGED SECURITY	\$ 175.00
CELLEBRITE, INC.	SW RENEWAL QUOTE POLICE DEPT	\$ 3,700.00
KELTEK INC.	POLICE DEPT CONTRACT	\$ 528.86
ICONNECTYOU	SERVICE	\$ 365.00
IMPACT7G	PROFESSIONAL SERVICES	\$ 9,343.53
COURTESY DOOR	LABOR/MATERIALS @ AIRPORT	\$ 201.16
RICOH USA, INC.	KEOKUK PUBLIC LIBRARY	\$ 127.74
STANDARD & ASSOCIATES, INC	LAW ENFORCEMENT TESTING	\$ 29.00
KEOKUK BROADCASTING, INC.	ADVERTISING	\$ 600.00
STEVEN R LONG	CITY HALL JANITORIAL SERVICE	\$ 300.00
GREATAMERICA FINANCIAL SVCS.	POLICE DEPT AGREEMENT	\$ 246.08
CARRIE MILLER	PORTABLE TOILET RENTAL	\$ 1,085.00
MARVIN L. PEZLEY	AIRPORT MOWING/MAINT	\$ 280.00

REGISTER NO. 5178

ASCENT AVIATION GROUP INC	AIRPORT COMMUNICATION FEE	\$	48.76
WALZ LABEL AND MAILING SYSTEMS	SERVICE CALL @ CITY HALL	\$	286.50
BTE GLOBAL LTD LC	MOWING VARIOUS PROPERTIES	\$	163.50
A-1 SECURITY & LOCK SERVICE	SERVICE CALL	\$	90.00
PROLINE STRIPING	STRIPING @ LIBRARY	\$	538.00
MOBILE BEACON	SERVICE @ LIBRARY	\$	1,375.00
			\$ 370,709.62



COUNCIL ACTION FORM

Date: November 19, 2020

Presented By: O'Donnell

Subject: Repeal of Code Secs. 2.88.100-2.88.105 Agenda Item: _____

Description:

Our municipal code states that all promotions to sergeants an captain within the police department must be approved by the City Council. Iowa Code pertaining to promotions of civil service employees specifically states that promotions in both fire and police departments are at the sole approval of the chief. This ordinance repeals sections 2.88.100 and 2.88.105 of the Keokuk Municipal Code requiring promotions to sergeant and captain be approved by 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: _____

ORDINANCE NO.

AN ORDINANCE REPEALING CODE SECTIONS 2.88.100 AND 2.88.105

WHEREAS, by Ordinance No. 1595, Section 1, 1994, the City of Keokuk passed Section 2.88.100 of the Keokuk Municipal Code – Captains – Sergeants; and

WHEREAS, by Ordinance No. 1747, Section 1, 2002, the City of Keokuk passed Section 2.88.105 of the Keokuk Municipal Code – Detective; and

WHEREAS, the City Council of the City of Keokuk now finds that Keokuk Municipal Code Sections 2.88.100 and 2.88.105 are in conflict with State law as set forth in Iowa Code Section 400.15(1)(d), a copy of which is attached hereto and incorporated herein by this reference; and

WHEREAS, the City Council of the City of Keokuk now finds that to be compliance with Iowa Section Code 400.15(1)(d), Municipal Code Sections 2.88.100 and 2.88.105 should be repealed;

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

SECTION 1. Section 2.88.100 of the Keokuk Municipal Code entitled, Captains – Sergeants is hereby repealed.

SECTION 2. Section 2.88.105 of the Keokuk Municipal Code, entitled, Detective is hereby repealed.

SECTION 3. SEVERABILITY CLAUSE – If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Initial passage by the Council on the 19th day of November, 2020.

CITY OF KEOKUK, LEE COUNTY, IOWA

THOMAS L. RICHARDSON, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK



COUNCIL ACTION FORM

Date: November 19, 2020

Presented By: O'Donnell

Subject: City Hall Plans and Specifications Agenda Item: _____

Description:

With a hard date for possession of 501 Main St, we can begin the process for bidding the renovations of the building for City Hall. The resolution provides for the advertising for bids and set a public hearing on the plans and specifications for December 17, 2020, 6:30 PM.

Time table for the project is as follows:

- 11/19- Authorize advertising for bids and setting of public hearing
- 11/23- Plans available for inspection
- 11/30 or 12/2 or 3- Pre-bid walk through of building
- 12/15- Bids received
- 12/17- Public Hearing and indication of apparent low bidder
- 1/7- Award contract
- 3/1- Project starts
- 8/15 to 9/15 Projected completion

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 AUTHORIZING THE SOLICITATION FOR BIDS AND
SETTING PUBLIC HEARING ON PLANS, SPECIFICATIONS AND FORM OF
CONTRACT FOR THE CITY HALL PROJECT**

WHEREAS, the City of Keokuk, Iowa suffered a catastrophic fire at its City Hall on February 5, 2019; and

WHEREAS, Connections Bank has donated their facility at 501 Main St, Keokuk Iowa for a new City Hall; and

WHEREAS, Connections Bank has indicated that they will vacate 501 Main St, Keokuk, Iowa no later than March 1, 2021; and

WHEREAS, the plans for the renovation of 501 Main St, Keokuk, Iowa for a new City Hall are complete and ready to be advertised for the receipt of bids.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that Horizon Architects are authorized to advertise the plans and specifications for the renovation of 501 Main St, Keokuk, Iowa for a new City Hall for receipt of bids.

BE IT FURTHER RESOLVED that a public hearing shall be held on December 17, 2020 at 6:30 PM in the Keokuk Community Schools Board Room, 500 N 20th St, Keokuk, Iowa and that the City clerk shall publish notice of said public hearing in a newspaper of general circulation.

PASSED, APPROVED, AND ADOPTED this 19th day of November 2020.

Mayor –Thomas L. Richardson

ATTEST:

Jean Ludwig



COUNCIL ACTION FORM

Date: November 19, 2020

Presented By: O'Donnell

Subject: 2019-2020 Annual URA Report Agenda Item: _____

Description:

Each year we are required to report on our use of TIF funds within our Urban Renewal Area (URA). Prior to submission to the State of Iowa, the report must be approved by the City Council. The report is attached for your review.

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: _____

Urban Renewal Area Data Collection

Local Government Name: KEOKUK (56G533)
 Urban Renewal Area: KEOKUK SENIOR LOFTS UR
 UR Area Number: 56147

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
KEOKUK CITY/KEOKUK SCH/KEOKUK SENIOR LOFTS UR TIF INCREMENT	560147	560148	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	707,490	0	0	0	707,490	0	707,490
Taxable	0	0	636,741	0	0	0	636,741	0	636,741
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **0** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **0** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)	
Urban Renewal Area:	KEOKUK SENIOR LOFTS UR (56147)	
TIF Taxing District Name:	KEOKUK CITY/KEOKUK SCH/KEOKUK SENIOR LOFTS UR TIF INCREMENT	
TIF Taxing District Inc. Number:	560148	
TIF Taxing District Base Year:	2017	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	707,490	0	0	0	707,490	0	707,490
Taxable	0	0	636,741	0	0	0	636,741	0	636,741
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,330,370	0	0	0	0

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: KEOKUK (56G533)
 Urban Renewal Area: AMENDED TWIN RIVER UR
 UR Area Number: 56301

UR Area Creation Date: 07/1990

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
KEOKUK CITY/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	560067	560068	25,845,931
KEOKUK CITY AG/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	560069	560070	0
KEOKUK CITY/KEOKUK SCH/KEOKUK SR HOUSING UR TIF INCREMENT	560111	560112	851,451
KEOKUK CITY/KEOKUK SCH/DOWNTOWN KEOKUK UR TIF INCREMENT	560117	560118	2,695,239
KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT	560141	560142	3,528,873

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,344,940	23,825,577	36,318,550	0	-22,224	64,521,096	0	64,521,096
Taxable	0	1,903,869	21,443,023	32,686,695	0	-22,224	56,802,061	0	56,802,061
Homestead Credits									41

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **632,825** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	1,308,397
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,308,397

Rebate Expenditures:	19,938
Non-Rebate Expenditures:	1,158,274
Returned to County Treasurer:	0
Total Expenditures:	1,178,212

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **763,010** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For AMENDED TWIN RIVER UR

Aquatic Center

Description:	New Aquatic Center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Waste Water Treatment Plant and Sewer Improvements

Description:	Plant and Sewer System improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

2009-2010 Street Projects

Description:	Street Resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2010 Streets and Refunding

Description:	Finish 2010 Street Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Grand Avenue Street Project

Description:	New Street from 4th to 15th & Grand Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Economic Development

Description:	Economic Development
Classification:	Commercial-Medical
Physically Complete:	Yes

Payments Complete: Yes

Historic Eagles Building

Description: Downtown Renovation
Classification: Commercial - apartment/condos (residential use, classified commercial)
Physically Complete: Yes
Payments Complete: No

SE IA Development Center

Description: Vertical Development Park
Classification: Commercial - office properties
Physically Complete: Yes
Payments Complete: No

Debts/Obligations For AMENDED TWIN RIVER UR

2016A GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,430,000
Interest:	311,654
Total:	2,741,654
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2030

2016B GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,630,000
Interest:	442,635
Total:	4,072,635
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2029

Administrative Expenses

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Historic Eagles Building Rebate

Debt/Obligation Type:	Other Debt
Principal:	35,198
Interest:	0
Total:	35,198
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2021

2019A GO Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,800,000
Interest:	1,148,188
Total:	2,948,188
Annual Appropriation?:	No
Date Incurred:	05/16/2019
FY of Last Payment:	2038

2020 GO Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/11/2020
FY of Last Payment:	2033

Non-Rebates For **AMENDED TWIN RIVER UR**

TIF Expenditure Amount:	100,868
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	200,000
Tied To Debt:	2016A GO Issue Refunding
Tied To Project:	2009-2010 Street Projects
TIF Expenditure Amount:	411,440
Tied To Debt:	2016B GO Issue Refunding
Tied To Project:	2010 Streets and Refunding
TIF Expenditure Amount:	380,023
Tied To Debt:	2020 GO Refunding
Tied To Project:	2010 Streets and Refunding
TIF Expenditure Amount:	65,943
Tied To Debt:	2019A GO Issue
Tied To Project:	SE IA Development Center

Rebates For AMENDED TWIN RIVER UR

Historic Eagles Building

TIF Expenditure Amount:	19,938
Rebate Paid To:	Kevin Kuckleman
Tied To Debt:	Historic Eagles Building Rebate
Tied To Project:	Historic Eagles Building
Projected Final FY of Rebate:	2021

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
 Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
 TIF Taxing District Name: KEOKUK CITY/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT
 TIF Taxing District Inc. Number: 560068

TIF Taxing District Base Year:	1989	UR Designation	
FY TIF Revenue First Received:	1991	Slum	No
Subject to a Statutory end date?	No	Blighted	07/1990
		Economic Development	07/1990

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	417,780	558,560	35,946,400	0	-3,704	36,919,036	0	36,919,036
Taxable	0	237,791	502,704	32,351,760	0	-3,704	33,088,551	0	33,088,551
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,076,809	25,845,931	25,845,931	0	0

FY 2020 TIF Revenue Received: 1,273,578

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
 Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
 TIF Taxing District Name: KEOKUK CITY AG/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT
 TIF Taxing District Inc. Number: 560070

TIF Taxing District Base Year:	1989	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	9,590	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)	
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)	
TIF Taxing District Name:	KEOKUK CITY/KEOKUK SCH/KEOKUK SR HOUSING UR TIF INCREMENT	
TIF Taxing District Inc. Number:	560112	
TIF Taxing District Base Year:	1999	UR Designation
FY TIF Revenue First Received:	2003	Slum No
Subject to a Statutory end date?	No	Blighted 08/2000
		Economic Development No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,663,960	441,890	0	0	-12,964	2,092,886	0	2,092,886
Taxable	0	947,092	397,701	0	0	-12,964	1,331,829	0	1,331,829
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,224,072	881,778	851,451	30,327	1,239

FY 2020 TIF Revenue Received: 34,819

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)	
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)	
TIF Taxing District Name:	KEOKUK CITY/KEOKUK SCH/DOWNTOWN KEOKUK UR TIF INCREMENT	
TIF Taxing District Inc. Number:	560118	
TIF Taxing District Base Year:	2001	UR Designation
FY TIF Revenue First Received:	2007	Slum No
Subject to a Statutory end date?	Yes	Blighted No
Fiscal year this TIF Taxing District statutorily ends:	2022	Economic Development 01/2001

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,263,200	18,904,157	372,150	0	-5,556	21,588,204	0	21,588,204
Taxable	0	718,986	17,013,745	334,935	0	-5,556	18,852,808	0	18,852,808
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	18,898,521	2,695,239	2,695,239	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)	
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)	
TIF Taxing District Name:	KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT	
TIF Taxing District Inc. Number:	560142	
TIF Taxing District Base Year:	2003	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,920,970	0	0	0	3,920,970	0	3,920,970
Taxable	0	0	3,528,873	0	0	0	3,528,873	0	3,528,873
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	167,400	3,528,873	3,528,873	0	0

FY 2020 TIF Revenue Received: 0



COUNCIL ACTION FORM

Date: November 16, 2020

Presented By: Broomhall

Subject: Building permit waiver request Agenda Item: _____

Description:

Mark Smidt, CEO, Hoerner YMCA has requested that building permit fees for renovations be waived. The building permit fee for phase 1 is \$1,330.00, the attached e-mail from Mr. Smidt, also request that phase 2 and 3 permit fees also be waived.

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 Council
FROM: Cole S. O'Donnell
DATE: November 17, 2020
RE: Committee Nominations

Vacancies

Rand Park Pavilion Board

Vacancy Term to Expire 10/22/20

GRAND THEATRE COMMISSION

Vacancy 11/05/23

Vacancy 11/05/23

Board of Adjustment

Vacancy 04/01/23

First report on nominations (no vote required)

Convention & Tourism

(3-year term)

Judy McDonald Term to Expire 12/31/23