

AGENDA
CITY COUNCIL MEETING
May 4, 2023
501 Main Street
5:30 P.M.

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Mayor's Correspondence:
5. Citizen's Request.
6. Consent Agenda.
 - Minutes of the Regular City Council meeting & Council Workshop of April 20, 2023;
 - Minutes of the Safety Committee meeting of April 20, 2023;
 - Resolution approving a Liquor License for Chintz's, 1310 Main Street, effective May 20, 2023 – Class C Retail Alcohol License;
 - Resolution approving a Liquor License for Santanas Mexican Restaurant, 3753 Main Street, effective June 8, 2023 – Class C Retail Alcohol License;
 - Motion to pay bills and transfers listed in Register No.'s 5336-5337;
7. (a) Now is the time and place for a public hearing on amendment to the fiscal year 2022-2023 annual budget. A public hearing notice was published in the Daily Gate City on Thursday, April 25, 2023.

(b) Consider resolution amending budget for Fiscal Year ending June 30, 2023.
8. Motion to approve second reading of an Ordinance amending Chapters 13.04, 13.08, 13.10, and 13.14 Sewer Regulations of the Keokuk Municipal Code.
9. Consider resolution setting a public hearing on FY 2023-2024 Budget.
10. Consider resolution setting a public hearing for rezoning proposal on property known 417, 419, 423 & 427 Timea & 317 S. 5th Street.
11. Motion to approve URA Report.
12. Boards & Commissions:
13. Council Liaison Reports:
14. Staff Reports:
15. New Business:
16. Adjourn Meeting.

MINUTES
CITY COUNCIL MEETING
April 20, 2023
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on April 20, 2023 at 501 Main Street. Mayor Kathie Mahoney called the meeting to order at 5:30 p.m. There were six council members present, three absent. Carissa Crenshaw, Linda Altheide, Shelley Oltmans, Dan Tillman, Roger Bryant, and Michael Greenwald were present. Roslyn Garcia, John Helenthal, and Steve Andrews were absent. Staff in attendance: City Administrator Cole O'Donnell, City Clerk Celeste El Anfaoui, Community Development Director Pam Broomhall, Chief of Police Zeth Baum, Public Works Director Brian Carroll, and Water Pollution Control Manager Tom Wills.

MAYOR'S CORRESPONDENCE: Informed of events in Keokuk and surrounding area.

CITIZEN'S REQUEST: Maggie Simon, representative of South Lee County Relay For Life Committee, extended an invite to members of Council to participate in contest during Relay for Life event on June 16th, 2023. Lawrence Barrett questioned Rand Park Fund. William Banas commented on several positive things he has seen as a new resident, however, has concerns regarding stop signs and park shed located in Rand Park. Mike Greenslaugh inquired about park improvement fund and liaison for park board.

O'Donnell request Item #7 A public hearing on the FY2023-2024 Annual Budget be removed. Motion made by Oltmans, second by Tillman to approve the amended agenda and consent agenda. (6) AYES, (0) NAYS. Motion carried.

- Minutes of the Regular City Council meeting & Council Workshop of April 6, 2023;
- Cash Receipts & Treasurer's Report for March 2023;
- **RESOLUTION NO. 221-2023:** Approving a Liquor License for Black Sails LLC, 1324 Main Street, effective May 1, 2023- Class C Retail Alcohol License;
- **RESOLUTION NO. 222-2023:** Approving a Liquor License for Walgreens #05886, 1215 Main Street, effective May 22, 2023 - Class E Retail Alcohol License;
- Approving Sidewalk Display Permits for 2023-2024: Dan's Pawn and Gun, LLC;
- Approving a Special Event Permit for J&M Display 4th of July Fireworks Display, Rand Park & River Road, 8 a.m. to Midnight;
- Motion to pay bills and transfers listed in Register No.'s 5334-5335;

Motion made by Oltmans, second by Altheide to approve initial reading of an Ordinance amending Chapters 13.04, 13.08, 13.10, and 13.14 Sewer Regulations of the Keokuk Municipal Code.

Roll Call Vote: AYES – Crenshaw, Altheide, Oltmans, Tillman, Bryant, and Greenwald. (6) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 223-2023:** “ A RESOLUTION ACCEPTING THE ANNUAL FINANCIAL AUDIT REPORT FOR FISCAL YEAR ENDING JUNE 30, 2022.” (6) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Tillman to approve the following proposed **RESOLUTION NO. 224-2023**: “ A RESOLUTION SETTING A PUBLIC HEARING ON AMENDMENT TO THE FISCAL YEAR 2022-2023 ANNUAL BUDGET.” (6) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Crenshaw to approve the following proposed **RESOLUTION NO. 225-2023**: “ A RESOLUTION AUTHORIZING ADJUSTMENTS IN SEWER CHARGES RELATED TO FILLING SWIMMING POOLS.” (6) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 226-2023**: “ A RESOLUTION ADOPTING MATERNITY/PATERNITY LEAVE POLICY FOR THE CITY OF KEOKUK.” (6) AYES, (0) NAYS. During staff reports a motion to reconsider making maternity/paternity leave policy retroactive by Tillman, second by Greenwald. (6) AYES, (0) NAYS. Motion carried. Motion to amend original motion approving maternity/paternity leave policy making it retroactive 10 weeks by Tillman, second by Greenwald. (6) AYES, (0) NAYS. Motion carried.

Motion made by Tillman second by Greenwald to approve the following proposed **RESOLUTION NO. 227-2023**: “ A RESOLUTION APPROVING OFFICER TRAINING REIMBURSEMENT AGREEMENT FOR THE KEOKUK POLICE DEPARTMENT.” (6) AYES, (0) NAYS. Motion carried.

Motion made by Oltmans, second by Bryant to approve the following proposed **RESOLUTION NO. 228-2023**: “ A RESOLUTION APPROVING OFFICER TRAINING REIMBURSEMENT AGREEMENT FOR THE KEOKUK POLICE DEPARTMENT.” (6) AYES, (0) NAYS. Motion carried.

BOARDS & COMMISSIONS: Final notification for Robert Cannon to the Building & Housing Advisory Board, 3-year term to expire 9/19/2025. Resignation of Kevin Helmick, 5-year term to expire 10/22/26 from the Rand Park Pavilion Commission Motion made by Oltmans, second by Crenshaw to approve all the above. (6) AYES, (0) NAYS. Motion carried.

First notification for Heather Sisk to the Civil Service Commission, fulfilling a 6-year term to expire 4/1/2028. Second notification to re-appoint Tom Bryant and Jean Brilon to the City Planning Commission, 5-year term to expire 5/14/2028.

COUNCIL LIAISON REPORTS: Bryant reported on safety meeting and O'Donnell informed of prospective software for SDS sheets.

STAFF REPORTS: Wills updated on pretreatment permits; Broomhall updated on property plans and zoning; Carroll updated on public works and pond work; Baum reported on hiring; O'Donnell had a request to make the maternity/paternity leave policy retroactive.

Motion made by Oltmans, second by Tillman to adjourn meeting at 6:17 p.m.

CITY OF KEOKUK
SAFETY COMMITTEE MEETING MINUTES
Thursday, April 20, 2023
8:30AM

Meeting called to order at 8:32 am.

In Attendance: Shannon Masterson, Ryan Bell, Roger Bryant, Brian Carroll, Kathie Mahoney, John Reiter.

Masterson read the minutes from the February meeting.

Motion to approve the minutes Carroll, second Bell.

OLD BUSINESS:

Follow up on items:

- PPE (personal protective equipment) sheets are created so the employees can look up the job and have the correct PPE on to complete a task. Department managers will need to look over the sheets they have and make changes that are needed.

NEW BUSINESS

- SDS software for all city buildings is required. A copy of the binder needs to be given to the fire department including the regular update. I found a list for the Street department and WPC. There is a website that has a yearly charge that can record all chemical and hazardous material. **Update:** Carroll says that Cole has found a software subscription. It will be all digital and he has emailed the department heads to get input on it.
- Work zone hazards, with the changing of seasons outdoor projects are on the horizon. We need to be aware of busy roadways and weather conditions to prevent accidents.
- Be consistent with protocols, and the use of protective gear. Determine if seasonal training is needed a day before an outdoor project for employees and public safety.

Anything to report on Respiratory Safety/Silica at SCC training? No

Monthly SCC Training.

April – Respiratory Safety/Silica

May – Traffic Control

New Business: Mahoney request a copy of the last month minutes to review as they are read at the meetings.

No “near miss” items that need attention were reported.

There was one Company Nurse report. Dog bite in Sanitation.

Set the date of Thursday, May 18, 2023, for the next meeting.

There being no further business, Bell made a motion to adjourn, second by Mahoney. Meeting adjourned at 8:41 am.

Respectfully submitted by Shannon Masterson.

RESOLUTION NO.

**A RESOLUTION APPROVING A CLASS C RETAIL ALCOHOL LICENSE
FOR CHINTZ'S**

WHEREAS, Application has been made by DDBC, Inc. for a Class C Retail Alcohol License for Chintz's, 1310 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, DDBC, 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 Retail Alcohol License for Chintz's, 1310 Main Street, effective May 20, 2023 be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 4th day of May, 2023.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
K. A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

RESOLUTION NO.

**A RESOLUTION APPROVING A CLASS C RETAIL ALCOHOL LICENSE FOR
SANTANA’S MEXICAN RESTAURANT**

WHEREAS, Application has been made by Marco Santana for a Class C Liquor License with Sunday Sales for Santana’s LLC, 3753 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, Marco Santana 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 Sunday Sales for Santana’s LLC, 3753 Main Street, effective June 8, 2023, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 4th day of May, 2023.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
K. A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, 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 MAY 4, 2023.

REGISTER NO. 5336

| | | | |
|--------------------------------|--------------------------------|----|-----------|
| AHLERS & COONEY, P.C. | PROFESSIONAL SERVICES | \$ | 29,042.00 |
| AMI PIPE & SUPPLY | SUPPLIES | \$ | 16.35 |
| BEARING HEADQUARTERS CO. | PARTS | \$ | 119.53 |
| KEOKUK MUNICIPAL WATER WORKS | WPC HYDRANT METER | \$ | 538.29 |
| KEOKUK TERMITE & PEST CONTROL | PEST CONTROL | \$ | 127.50 |
| RIVER CITY PARTS, INC. | PARTS | \$ | 100.50 |
| LAWSON PRODUCTS, INC. | WPC SUPPLIES | \$ | 62.76 |
| KERR FABRICATORS, INC. | PARTS/SUPPLIES | \$ | 23.50 |
| ACCESS SYSTEMS | LIBRARY MAINTENANCE AGREEMENT | \$ | 160.70 |
| S. J. SMITH WELDING SUPPLY | TANK RENTAL | \$ | 132.15 |
| MICROBAC LABORATORIES, INC | WPC TEST SAMPLES | \$ | 2,082.50 |
| TASKE FORCE, INC. | TEMPORARY HELP | \$ | 624.00 |
| BAKER & TAYLOR BOOKS | BOOKS KEOKUK PUBLIC LIBRARY | \$ | 1,192.78 |
| MCFARLAND-SWAN OFFICE CITY | LIBRARY SUPPLIES | \$ | 210.91 |
| ALLIANT | DEPOT ELECTRIC BILL | \$ | 157.08 |
| THE CARDBOARD BOX | UPS CHARGES | \$ | 37.23 |
| CENTURY LINK | SERVICE | \$ | 435.98 |
| GREAT RIVER REGIONAL WASTE | INTEGRATED WASTE SERVICES | \$ | 20,853.80 |
| MIDLAND SCIENTIFIC, INC | LAB SUPPLIES | \$ | 247.80 |
| DEMCO, INC | SUPPLIES KEOKUK PUBLIC LIBRARY | \$ | 1,151.20 |
| SHOEMAKER & HAALAND | ENGINEERING SERVICES | \$ | 41.46 |
| DIAMOND CONSTRUCTION COMPANY | COLD PATCH | \$ | 3,349.50 |
| SOUTHEASTERN COMMUNITY COLLEGE | SAFETY TRAINING CLASSES | \$ | 700.00 |
| DOWNEY'S FIRE EQUIPMENT | EXTINGUISHERS/INSPECT AIRPORT | \$ | 110.00 |
| HY-VEE, INC. | SUPPLIES | \$ | 49.70 |
| JUNIOR LIBRARY GUILD | LIBRARY BOOKS | \$ | 288.96 |
| R.L. HOENER COMPANY | SERVICE CALL/LABOR FUEL PUMPS | \$ | 425.00 |
| PER MAR SECURITY SERVICES | DEPOT SECURITY MONITORING | \$ | 1,331.40 |
| YOUNGGREN SHOES | WORK BOOTS | \$ | 360.00 |
| PIPER JAFFRAY & CO. | FINANCIAL ADVISORY SERVICES | \$ | 23,500.00 |
| IOWA PRISON INDUSTRIES | STREET SIGNS | \$ | 2,201.80 |
| FASTENAL COMPANY | PARTS/SUPPLIES | \$ | 165.26 |
| RAINBO OIL COMPANY | AIRPORT OIL | \$ | 165.78 |
| USA BLUE BOOK | WPC SUPPLIES | \$ | 118.23 |
| ADVANCED RADIATOR, INC. | PARTS/LABOR | \$ | 846.41 |
| KEOKUK FARM & HOME SUPPLY | SUPPLIES | \$ | 1,697.42 |
| CAPITAL ONE | LIBRARY SUPPLIES | \$ | 401.46 |
| FIRE SERVICE TRAINING BUREAU | FIRE RE-CERTIFICATION | \$ | 150.00 |
| SCHIMBERG CO. | SEWER DEPT PARTS/MATERIALS | \$ | 1,415.03 |
| MEDIACOM | SERVICE | \$ | 412.32 |
| AMSTED RAIL COMPANY, INC. | FRANCHISE FEE REBATE | \$ | 29,613.48 |
| MUNICIPAL EMERGENCY SERVICES | FIRE DEPT SUPPLIES/MATERIALS | \$ | 1,506.00 |
| HILL'S PET NUTRITION SALES,INC | SUPPLIES | \$ | 64.96 |

REGISTER NO. 5337

| | | |
|---------------------------------|-------------------------------|---------------|
| RELIABLE PEST SOLUTIONS | SERVICE KEOKUK PUBLIC LIBRARY | \$ 14.90 |
| BRITE-WAY WINDOW SERVICE | WINDOW CLEANING SERVICES | \$ 140.00 |
| CARD SERVICES | LIBRARY SUPPLIES | \$ 75.00 |
| SEITHER & CHERRY CO. | LABOR/EQUIPMENT @ WPC | \$ 383.96 |
| TWO RIVERS VETERINARY CENTER | ANIMAL SERVICES | \$ 989.67 |
| ANYTIME FITNESS | POLICE MEMBERSHIPS | \$ 170.00 |
| WEST CENTRAL FS INC. | BULK OIL | \$ 166.20 |
| KLINGNER & ASSOCIATES, P.C. | LANDFILL MONITORING | \$ 1,059.78 |
| VERIZON WIRELESS | CELL PHONE SERVICE | \$ 160.72 |
| IDEXX DISTRIBUTION, INC. | LAB SUPPLIES | \$ 161.09 |
| WINDSTREAM | SERVICE | \$ 483.85 |
| DARKSIDE TINT & GRAPHIX | SUPPLIES/MATERIALS | \$ 40.00 |
| LIBERTY UTILITIES MIDSTATES | SERVICE | \$ 2,372.57 |
| JETCO, INC. | SERVICE/LABOR/INSTALL @ WPC | \$ 11,265.98 |
| DIANNE STANLEY | MONTHLY MANAGER FEE @ GRAND | \$ 520.73 |
| INTERSTATE BILLING SERVICE, INC | PARTS | \$ (226.08) |
| LYNCH DALLAS, PC. | PROFESSIONAL SERVICES | \$ 455.00 |
| ARMSTRONG TRACTOR LLC | PARTS | \$ 643.72 |
| IOWA COMMUNITIES ASSURANCE | POLICE DEPT DEDUCTIBLE | \$ 3,000.00 |
| RICOH USA, INC. | KEOKUK PUBLIC LIBRARY | \$ 37.77 |
| COMMERCIAL CONTRACTING | DIGESTER CLEANOUT CONTRACT | \$ 157,500.00 |
| STERICYCLE, INC | PURGE SERVICE POLICE DEPT | \$ 1,249.96 |
| RICOH USA, INC. | KEOKUK PUBLIC LIBRARY | \$ 126.00 |
| STEVEN R LONG | CITY HALL JANITORIAL SERVICE | \$ 600.00 |
| QUARTIX INC. | CREDIT MEMO | \$ (579.42) |
| WALZ LABEL AND MAILING SYSTEMS | POSTAGE METER SUPPLIES | \$ 104.43 |
| JOHNSTON HY-VEE | POLICE TRAINING MEALS | \$ 4,723.04 |
| SHARED IT INC | IT SERVICES POLICE DEPARTMENT | \$ 2,050.00 |
| PROLINE STRIPING INC | LIBRARY PARKING LOT | \$ 853.00 |
| IREAD | LIBRARY SUPPLIES/MATERIALS | \$ 277.98 |
| NAPA AUTO PARTS | PARTS | \$ 99.68 |
| SOUTHEAST IOWA REGIONAL | MEDICAL SERVICES | \$ 2,377.78 |
| SCOTT'S ULTRA CLEAN LLC | POLICE & LIBRARY JANITORIAL | \$ 1,805.00 |
| EXCEL IT SERVICES | LIBRARY IT SERVICES | \$ 605.00 |
| SCHOLASTIC INC. | LIBRARY BOOKS | \$ 499.71 |
| CIVICPLUS LLC | MUNICODE ADMIN FEE | \$ 350.00 |
| JERI ANN MORGAN | GRAND THEATER JANITORIAL | \$ 306.00 |
| MICHELLE DEPRIEST | POLICE VEHICLE CLEANING | \$ 1,000.00 |
| PHILIP DUNLAP | TRAVEL REIMBURSEMENT | \$ 100.00 |
| ADVANCED EARTHWORKS LLC | RAND PARK POND REPAIRS | \$ 76,047.50 |
| TRUE NORTH CONTROLS LLC | ANNUAL DATA PLAN WPC | \$ 792.00 |
| WIZNERDS | LABOR/REPAIRS @ WPC | \$ 70.00 |
| ORION ENGINEERS | ENGINEERING SERVICES @ BRIDGE | \$ 18,000.00 |
| REALTRUCK | PARTS | \$ 279.90 |
| RIVERSIDE PROPERTY MAINTENANCE | LANDSCAPING @ LIBRARY | \$ 2,724.62 |
| | | \$ 420,107.77 |



COUNCIL ACTION FORM

Date: May 4, 2023

Presented By: O'Donnell

Subject: FY 22/23 Budget Amendment Agenda Item: _____

Description:

The amendment formalizes the re-estimates as part of the FY 24 budget process.

FINANCIAL

Is this a budgeted item? YES ☐ NO ☐

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

Is this item in the CIP? YES ☐ NO ☐ CIP Project Number: _____

COUNCIL ACTION FORM

Any previous Council actions:

Action

Date _____

Recommendation:

Recommend approval.

Recommend approval.

Required Action

ORDINANCE ☐ RESOLUTION ☒ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

| |
|--|
| |
|--|

MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

RESOLUTION NO.

**A RESOLUTION AMENDING BUDGET FOR FISCAL YEAR
ENDING JUNE 30, 2023**

WHEREAS, the City of Keokuk, Iowa adopted a budget for Fiscal Year Ending June 30, 2023; and

WHEREAS, it has become necessary to amend said budget; and

WHEREAS, a public hearing was held on May 4, 2023 on said amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that the amendment to the Fiscal Year Ending June 30, 2023 budget is hereby adopted.

PASSED, APPROVED, AND ADOPTED this 4th day of May, 2023.

K. A. Mahoney, Mayor

ATTEST:

Celeste El Anfaoui, City Clerk

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of KEOKUK
Fiscal Year July 1, 2022 - June 30, 2023

The City of KEOKUK will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2023

Meeting Date/Time: 5/4/2023 04:30 PM

Contact: Cole S. O'Donnell

Phone: (319) 524-2050 ext: 2205

Meeting Location: 501 Main St
Keokuk

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

| REVENUES & OTHER FINANCING SOURCES | | Total Budget as Certified or Last Amended | Current Amendment | Total Budget After Current Amendment |
|--|----|---|----------------------|---|
| Taxes Levied on Property | 1 | 5,333,272 | 2,034 | 5,335,306 |
| Less: Uncollected Delinquent Taxes - Levy Year | 2 | 0 | 0 | 0 |
| Net Current Property Tax | 3 | 5,333,272 | 2,034 | 5,335,306 |
| Delinquent Property Tax Revenue | 4 | 0 | 0 | 0 |
| TIF Revenues | 5 | 1,160,107 | -30,000 | 1,130,107 |
| Other City Taxes | 6 | 3,697,397 | 79,353 | 3,776,750 |
| Licenses & Permits | 7 | 69,115 | 716 | 69,831 |
| Use of Money & Property | 8 | 190,397 | 10,109 | 200,506 |
| Intergovernmental | 9 | 3,866,727 | -534,377 | 3,332,350 |
| Charges for Service | 10 | 5,763,680 | -1,413,232 | 4,350,448 |
| Special Assessments | 11 | 0 | 0 | 0 |
| Miscellaneous | 12 | 1,146,800 | 129,130 | 1,275,930 |
| Other Financing Sources | 13 | 1,801,800 | 3,211,114 | 5,012,914 |
| Transfers In | 14 | 5,537,635 | 164,357 | 5,701,992 |
| Total Revenues & Other Sources | 15 | 28,566,930 | 1,619,204 | 30,186,134 |
| EXPENDITURES & OTHER FINANCING USES | | | | |
| Public Safety | 16 | 5,942,459 | 205,933 | 6,148,392 |
| Public Works | 17 | 2,684,763 | 493,658 | 3,178,421 |
| Health and Social Services | 18 | 0 | 0 | 0 |
| Culture and Recreation | 19 | 2,896,525 | -1,072,845 | 1,823,680 |
| Community and Economic Development | 20 | 1,079,276 | -360,558 | 718,718 |
| General Government | 21 | 1,463,840 | 39,800 | 1,503,640 |
| Debt Service | 22 | 2,001,190 | 0 | 2,001,190 |
| Capital Projects | 23 | 264,487 | -115,687 | 148,800 |
| Total Government Activities Expenditures | 24 | 16,332,540 | -809,699 | 15,522,841 |
| Business Type/Enterprise | 25 | 8,592,971 | -2,484,840 | 6,108,131 |
| Total Gov Activities & Business Expenditures | 26 | 24,925,511 | -3,294,539 | 21,630,972 |
| Transfers Out | 27 | 5,537,635 | 164,357 | 5,701,992 |
| Total Expenditures/Transfers Out | 28 | 30,463,146 | -3,130,182 | 27,332,964 |
| Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out | 29 | -1,896,216 | 4,749,386 | 2,853,170 |
| Beginning Fund Balance July 1, 2022 | 30 | 10,398,496 | 4,923,419 | 15,321,915 |
| Ending Fund Balance June 30, 2023 | 31 | 8,502,280 | 9,672,805 | 18,175,085 |

Explanation of Changes: Revenue Increases- Other City Taxes- Increase in Gaming Tax and Hotel Motel Tax; Misc. Additional Park Donations and Housing Grant Refunds; Other Financing Sources Proceeds from Sale of Bonds.. Revenue Decreases- Intergovernmental grants for projects moved to next fiscal year; Charges for Services reduced Class I sewer fees.
Increased Expenditures- Increased operational costs in Police and Fire Additional cost in Floodwall due to FEMA project closeouts; Airport lighting project completed (cost to be paid by grants)increased cost for Airport Bulk Fuel; Increased cost of Bulk Fuel.. Expenditure Decreases- Culture and recreation trail project delayed one year; ARPA Projects delayed one year; Business Type/Enterprise Press Project Delayed reduction in operational expenditures for Sewer & WPC.



COUNCIL ACTION FORM

Date: May 4, 2023

Presented By: O'Donnell

Subject: Amending Chapter 13 KMC Agenda Item: _____

Description:

Second reading. The ordinance updates the pretreatment sections of the code to better comply with EPA and IDNR standards. It also establishes fees for Class I users related to testing and surcharges.

For Class II users (commercial and residential), base charge is increased from \$30.38 to \$33.42 and unit rate from \$6.69 to \$7.36.

FINANCIAL

Is this a budgeted item? YES ☐ NO ☐

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

Is this item in the CIP? YES ☐ NO ☐ CIP Project Number: _____

COUNCIL ACTION FORM

Any previous Council actions:

Action

Date _____

Recommendation:

Recommend approval.

Recommend approval.

Required Action

ORDINANCE ☒ RESOLUTION ☐ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

| |
|--|
| |
|--|

MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

ORDINANCE NO. _____

AN ORDINANCE REPEALING CHAPTERS 13.04 SEWER REGULATIONS, 13.08 SEWER RATES, 13.10 INDUSTRIAL WASTE PRETREATMENT AND 13.14 INDUSTRIAL COST RECOVERY IN THEIR ENTIRETY AND ADOPTING NEW AND REVISED CHAPTERS 13.04 SEWER REGULATIONS, 13.08 SEWER RATES, 13.10 INDUSTRIAL WASTE PRETREATMENT AND 13.14 INDUSTRIAL COST RECOVERY

WHEREAS previously, the City Council of the City of Keokuk passed and adopted Chapters 13.04 Sewer Regulations, 13.08 Sewer Rates, 13.10 Industrial Waste Pretreatment And 13.14 Industrial Cost Recovery; and

WHEREAS, the City Council now finds it is desirable to update the above-mentioned Chapters to meet the current and future regulatory requirements and to update and clarify the enforcement requirements of the Pretreatment Program to comply with the Iowa Department of Natural Resources and Environmental Protection Agency Enforcement Response Plan; and

WHEREAS, the City Council finds that in that in order to update and clarify definitions and current and future regulatory requirements and enforcement requirements it is desirable to repeal in their entirety Chapters 13.04 Sewer Regulations, 13.08 Sewer Rates, 13.10 Industrial Waste Pretreatment and 13.14 Industrial Cost Recovery and to adopt new Chapters 13.04 Sewer Regulations, 13.08 Sewer Rates, 13.10 Industrial Waste Pretreatment And 13.14 Industrial Cost Recovery;

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

SECTION 1. Chapter 13.04–Sewer Regulations adopted by the City Council, City of Keokuk, said Chapter adopted by Ordinance Numbers 1570, 1374, 1422 and 1698, is hereby repealed in its entirety.

SECTION 2. A replacement Chapter 13.04-Sewer Regulations, as set forth in Exhibit A attached hereto and incorporated herein by this reference, is hereby adopted as Chapter 13.04-Sewer Regulations.

SECTION 3. Chapter 13.08–Sewer Rates adopted by the City Council, City of Keokuk, said Chapter adopted by Ordinance Numbers 1853, 1422, 1857, 1943, 1955, 1970, 1981, 1836, 1374, 1956, 1735, 1968, is herein repealed in its entirety.

SECTION 4. A replacement Chapter 13.08-Sewer Rates, as set forth in Exhibit B attached hereto and incorporated herein by this reference, is hereby adopted as Chapter 13.08-Sewer Rates.

SECTION 5. Chapter 13.10–Industrial Waste Pretreatment adopted by the City Council, City of Keokuk, said Chapter adopted by Ordinance Numbers 1959 and 1997, is hereby repealed in its entirety.

SECTION 6. A replacement Chapter 13.10-Industrial Waste Pretreatment, as set forth in Exhibit C attached hereto and incorporated herein by this reference, is hereby adopted as Chapter 13.10-Industrial Waste Pretreatment.

SECTION 7. Chapter 13.14–Industrial Cost Recovery adopted by the City Council, City of Keokuk, said Chapter adopted by Ordinance Number 1374, is hereby repealed in its entirety.

SECTION 8. A replacement Chapter 13.14-Industrial Cost Recovery, as set forth in Exhibit D attached hereto and incorporated herein by this reference, is hereby adopted as Chapter 13.14–Industrial Cost Recovery.

SECTION 9. 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 10. 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 20th day of April, 2023.

CITY OF KEOKUK, LEE COUNTY, IOWA

K. A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

ROLL CALL: CRENSHAW – AYE ALTHEIDE – AYE GARCIA – ABSENT
OLTMANS – AYE HELENTAL – ABSENT ANDREWS – ABSENT
TILLMAN – AYE BRYANT – AYE GREENWALD – AYE

AYES - 6

NAYS – 0

ABSENT – 3

Second reading this 4th day of May, 2023.

K. A. Mahoney, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: May 4, 2023

Presented By: O'Donnell

Subject: Set Public Hearing FY23-24 Budget Agenda Item: _____

Description:

The preliminary FY 23-24 budget is ready. Prior to adoption, the city is required to hold a public hearing. Staff recommends May 18, 2023 at 6:30 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: _____

COUNCIL ACTION FORM

Any previous Council actions:

Action

Date

Recommendation:

Recommend approval.

Recommend approval.

Required Action

ORDINANCE ☐ RESOLUTION ☒ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

| |
|--|
| |
|--|

MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

RESOLUTION NO. _____

**A RESOLUTION SETTING PUBLIC HEARING ON THE FISCAL YEAR
2023-2024 ANNUAL BUDGET**

WHEREAS, the City of Keokuk, Iowa has prepared the annual operating budget for Fiscal Year 2023-2024; and

WHEREAS, prior to approving said annual budget, a public hearing must be held to receive comments.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, a public hearing shall be held on May 18, 2023 at 6:30 PM in the City Council Chambers, Keokuk City Hall, 501 Main 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 4th day of May, 2023.

K.A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET

Fiscal Year July 1, 2023 - June 30, 2024

City of: KEOKUK

The City Council will conduct a public hearing on the proposed Budget at: Keokuk City Hall 501 Main St Keokuk, IA Meeting Date: 5/18/2023 Meeting Time: 06:30 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

| | |
|--|----------|
| The estimated Total tax levy rate per \$1000 valuation on regular property | 22.97101 |
| The estimated tax levy rate per \$1000 valuation on Agricultural land is | 3.00375 |

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(319) 524-2050 ext: 2205

City Clerk/Finance Officer's NAME
Cole S. O'Donnell

| | | Budget FY 2024 | Re-estimated FY 2023 | Actual FY 2022 |
|--|----|----------------|----------------------|----------------|
| Revenues & Other Financing Sources | | | | |
| Taxes Levied on Property | 1 | 6,256,307 | 5,335,306 | 5,255,798 |
| Less: Uncollected Property Taxes-Levy Year | 2 | 0 | 0 | 0 |
| Net Current Property Taxes | 3 | 6,256,307 | 5,335,306 | 5,255,798 |
| Delinquent Property Taxes | 4 | 0 | 0 | 0 |
| TIF Revenues | 5 | 1,054,595 | 1,133,359 | 1,186,297 |
| Other City Taxes | 6 | 4,457,196 | 3,776,750 | 3,264,031 |
| Licenses & Permits | 7 | 89,625 | 69,831 | 316,303 |
| Use of Money and Property | 8 | 215,819 | 149,209 | 444,262 |
| Intergovernmental | 9 | 4,449,058 | 3,380,395 | 2,889,915 |
| Charges for Fees & Service | 10 | 4,089,200 | 4,350,448 | 8,562,697 |
| Special Assessments | 11 | 0 | 0 | 0 |
| Miscellaneous | 12 | 1,097,300 | 1,275,930 | 486,893 |
| Other Financing Sources | 13 | 0 | 5,012,914 | 1,854,285 |
| Transfers In | 14 | 5,207,362 | 5,701,992 | 5,694,169 |
| Total Revenues and Other Sources | 15 | 26,916,462 | 30,186,134 | 29,954,650 |
| Expenditures & Other Financing Uses | | | | |
| Public Safety | 16 | 5,987,986 | 6,148,392 | 5,405,149 |
| Public Works | 17 | 2,353,585 | 3,178,421 | 2,396,365 |
| Health and Social Services | 18 | 0 | 0 | 0 |
| Culture and Recreation | 19 | 2,870,005 | 1,823,680 | 1,725,596 |
| Community and Economic Development | 20 | 949,912 | 718,581 | 269,072 |
| General Government | 21 | 1,915,203 | 1,503,777 | 1,856,351 |
| Debt Service | 22 | 3,124,927 | 2,001,190 | 2,121,183 |
| Capital Projects | 23 | 4,340,365 | 148,800 | 298,120 |
| Total Government Activities Expenditures | 24 | 21,541,983 | 15,522,841 | 14,071,836 |
| Business Type / Enterprises | 25 | 5,676,667 | 6,108,131 | 5,684,580 |
| Total ALL Expenditures | 26 | 27,218,650 | 21,630,972 | 19,756,416 |
| Transfers Out | 27 | 5,207,362 | 5,701,992 | 5,694,169 |
| Total ALL Expenditures/Transfers Out | 28 | 32,426,012 | 27,332,964 | 25,450,585 |
| Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out | 29 | -5,509,550 | 2,853,170 | 4,504,065 |
| Beginning Fund Balance July 1 | 30 | 18,175,086 | 15,321,916 | 10,817,851 |
| Ending Fund Balance June 30 | 31 | 12,665,536 | 18,175,086 | 15,321,916 |



COUNCIL ACTION FORM

Date: May 1, 2023

Presented By: Broomhall

Subject: Set public hearing: rezoning request Agenda Item: 10

Description:

CLMM Enterprises, LLC, 602 Main Street, desires to rezone 317 N 5ht, 417-417 Timea Street from R-3, two family dwelling district to an M-1 light industrial district to construct two 40' x 131' self storage units.

The City Planning Commission reviewed on April 24, 2023 and made a recommendation to the City Council to rezone as requested.

A public hearing is required for any zoning amendments.

FINANCIAL

Is this a budgeted item? YES ☐ NO ☐

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

Is this item in the CIP? YES ☐ NO ☐ CIP Project Number: _____

COUNCIL ACTION FORM

Any previous Council actions:

Action

Date

Recommendation:

Set public hearing

Set public hearing

Required Action

ORDINANCE ☐ RESOLUTION ☒ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

| |
|--|
| |
|--|

MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

RESOLUTION NO.

**RESOLUTION SETTING A PUBLIC HEARING FOR A REZONING
PROPOSAL ON PROPERTY KNOWN 417, 419, 423 & 427 TIMEA & 317 S. 5TH
STREET**

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

THAT a public hearing be scheduled for 5:30 p.m., May 18, 2023, in the City Council Chambers, 501 Main Street, on a proposal from C.L.M.M Enterprises LLC to rezone the following described parcels from R-3 two family dwelling district to an M-1, light industrial district and proper notice be published.

DESCRIPTION

Lots 7, 8 and 9, Block 33, Original City of Keokuk, Lee County, Iowa and more specifically described by the following description:

Beginning at the centerline where Timea Street and South 5th Street intersect, thence northeasterly one-hundred and eighty-three feet (183') along the centerline of South 5th Street, thence southeasterly one-hundred and eighty-three feet (183') along the centerline of the alley, thence southwesterly one- hundred and eighty- three feet (183') along the southerly property line of lot 9 to the center of Timea Street thence northwesterly one-hundred and eighty-three (183') along the center line of Timea Street to the point of beginning.

Passed this 4th day of May, 2023.

K. A. Mahoney, Mayor

Attest: _____

Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: May 4, 2023

Presented By: O'Donnell

Subject: FY 21/22 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: _____

COUNCIL ACTION FORM

Any previous Council actions:

Action

Date _____

Recommendation:

Recommend approval

Recommend approval

Required Action

ORDINANCE ☐ RESOLUTION ☐ MOTION ☒ NO ACTION REQUIRED ☐

Additional Comments:

| |
|--|
| |
|--|

MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: KEOKUK
Local Government Number: 56G533

| Active Urban Renewal Areas | U.R. # | # of Tif Taxing Districts |
|----------------------------|-----------|---------------------------------|
| KEOKUK SENIOR LOFTS UR | 56147 | 1 |
| AMENDED TWIN RIVER UR | 56301 | 6 |

TIF Debt Outstanding: 14,811,382

| TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: | | Amount of 07-01-2021 Cash Balance Restricted for LMI | |
|---|------------------|---|--|
| | 42,181 | 0 | |
| TIF Revenue: | 1,186,298 | | |
| TIF Sp. Revenue Fund Interest: | 0 | | |
| Property Tax Replacement Claims | 1 | | |
| Asset Sales & Loan Repayments: | 0 | | |
| Total Revenue: | 1,186,299 | | |
| Rebate Expenditures: | 0 | | |
| Non-Rebate Expenditures: | 1,373,331 | | |
| Returned to County Treasurer: | 0 | | |
| Total Expenditures: | 1,373,331 | | |

| TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: | | Amount of 06-30-2022 Cash Balance Restricted for LMI | |
|---|----------|---|--|
| | -144,851 | 0 | |

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 13,582,902**

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 - 1/1/2020 for FY 2022

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed | 0 | 0 | 635,580 | 0 | 0 | 0 | 635,580 | 0 | 635,580 |
| Taxable | 0 | 0 | 572,022 | 0 | 0 | 0 | 572,022 | 0 | 572,022 |
| Homestead Credits | | | | | | | | | 0 |

| | | | |
|---|----------|----------|---|
| TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: | 0 | 0 | Amount of 07-01-2021 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 06-30-2022: | 0 | 0 | Amount of 06-30-2022 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 - 1/1/2020 for FY 2022

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed | 0 | 0 | 635,580 | 0 | 0 | 0 | 635,580 | 0 | 635,580 |
| Taxable | 0 | 0 | 572,022 | 0 | 0 | 0 | 572,022 | 0 | 572,022 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 1,330,370 | 0 | 0 | 0 | 0 |

FY 2022 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 | 23,820,151 |
| 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 | 871,218 |
| KEOKUK CITY/KEOKUK SCH/DOWNTOWN KEOKUK UR TIF INCREMENT | 560117 | 560118 | 1,814,604 |
| KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT | 560141 | 560142 | 5,768,739 |
| KEOKUK CITY/KEOKUK SCH/2020 PARCEL AMENDMENT TIF INCREM | 560151 | 560152 | 0 |

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 3,794,750 | 25,316,584 | 34,279,990 | 0 | -20,372 | 64,094,713 | 0 | 64,094,713 |
| Taxable | 0 | 2,140,592 | 22,784,929 | 30,851,991 | 0 | -20,372 | 56,245,681 | 0 | 56,245,681 |
| Homestead Credits | | | | | | | | | 37 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **42,181** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

| | |
|---------------------------------|------------------|
| TIF Revenue: | 1,186,298 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 1 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 1,186,299 |

| | |
|-------------------------------|------------------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 1,373,331 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 1,373,331 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **-144,851** **0** **Amount of 06-30-2022 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: | Administrative expenses |
| 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: | Yes |

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: | 1,960,000 |
| Interest: | 241,619 |
| Total: | 2,201,619 |
| 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: | 2,965,000 |
| Interest: | 296,735 |
| Total: | 3,261,735 |
| Annual Appropriation?: | No |
| Date Incurred: | 06/16/2016 |
| FY of Last Payment: | 2029 |

Administrative Expenses

| | |
|------------------------|------------|
| Debt/Obligation Type: | Other Debt |
| Principal: | 60,000 |
| Interest: | 0 |
| Total: | 60,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 07/01/2016 |
| FY of Last Payment: | 2022 |

2019A GO Issue

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 1,800,000 |
| Interest: | 1,012,628 |
| Total: | 2,812,628 |
| Annual Appropriation?: | No |
| Date Incurred: | 05/16/2019 |
| FY of Last Payment: | 2038 |

2020 GO Refunding

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 5,740,000 |
| Interest: | 735,400 |
| Total: | 6,475,400 |
| Annual Appropriation?: | No |
| Date Incurred: | 03/11/2020 |
| FY of Last Payment: | 2033 |

Non-Rebates For AMENDED TWIN RIVER UR

| | |
|-------------------------|----------------------------|
| TIF Expenditure Amount: | 60,900 |
| Tied To Debt: | Administrative Expenses |
| Tied To Project: | Administrative Expenses |
| TIF Expenditure Amount: | 97,768 |
| Tied To Debt: | 2016A GO Issue Refunding |
| Tied To Project: | 2009-2010 Street Projects |
| TIF Expenditure Amount: | 206,140 |
| Tied To Debt: | 2016B GO Issue Refunding |
| Tied To Project: | 2010 Streets and Refunding |
| TIF Expenditure Amount: | 207,230 |
| Tied To Debt: | 2020 GO Refunding |
| Tied To Project: | 2010 Streets and Refunding |
| TIF Expenditure Amount: | 73,117 |
| Tied To Debt: | 2019A GO Issue |
| Tied To Project: | SE IA Development Center |
| TIF Expenditure Amount: | 728,176 |
| Tied To Debt: | Administrative Expenses |
| Tied To Project: | SE IA Development Center |

Rebates For AMENDED TWIN RIVER UR

Historic Eagles Building

| | |
|-------------------------------|--------------------------|
| TIF Expenditure Amount: | 0 |
| Rebate Paid To: | Kevin Kuckleman |
| Tied To Debt: | 2019A GO Issue |
| 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 |
| FY TIF Revenue First Received: | 1991 |
| Subject to a Statutory end date? | No |

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | 07/1990 |
| Economic Development | 07/1990 |

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 415,720 | 573,400 | 33,907,840 | 0 | -3,704 | 34,893,256 | 0 | 34,893,256 |
| Taxable | 0 | 234,505 | 516,060 | 30,517,056 | 0 | -3,704 | 31,263,917 | 0 | 31,263,917 |
| Homestead Credits | | | | | | | | | 5 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 11,076,809 | 23,820,151 | 23,820,151 | 0 | 0 |

FY 2022 TIF Revenue Received: 1,087,159

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 |
| 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 - 1/1/2020 for FY 2022

| | 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 2022 | 9,590 | 0 | 0 | 0 | 0 |

FY 2022 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 |
| FY TIF Revenue First Received: | 2003 |
| Subject to a Statutory end date? | No |

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | 08/2000 |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 1,760,840 | 334,450 | 0 | 0 | -11,112 | 2,084,178 | 0 | 2,084,178 |
| Taxable | 0 | 993,276 | 301,005 | 0 | 0 | -11,112 | 1,283,169 | 0 | 1,283,169 |
| Homestead Credits | | | | | | | | | 18 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 1,224,072 | 871,218 | 871,218 | 0 | 0 |

FY 2022 TIF Revenue Received: 32,086

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 |
| FY TIF Revenue First Received: | 2007 |
| Subject to a Statutory end date? | Yes |
| Fiscal year this TIF Taxing District statutorily ends: | 2022 |

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 01/2001 |

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 1,618,190 | 17,999,024 | 372,150 | 0 | -5,556 | 20,707,569 | 0 | 20,707,569 |
| Taxable | 0 | 912,811 | 16,199,125 | 334,935 | 0 | -5,556 | 17,929,856 | 0 | 17,929,856 |
| Homestead Credits | | | | | | | | | 14 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 18,898,521 | 1,814,604 | 1,814,604 | 0 | 0 |

FY 2022 TIF Revenue Received: 67,053

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: | 0 |
| Subject to a Statutory end date? | No |

| UR Designation | |
|----------------------|----|
| Slum | No |
| Blighted | No |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 6,409,710 | 0 | 0 | 0 | 6,409,710 | 0 | 6,409,710 |
| Taxable | 0 | 0 | 5,768,739 | 0 | 0 | 0 | 5,768,739 | 0 | 5,768,739 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 167,400 | 5,768,739 | 5,768,739 | 0 | 0 |

FY 2022 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/2020 PARCEL AMENDMENT TIF INCREM |
| TIF Taxing District Inc. Number: | 560152 |
| TIF Taxing District Base Year: | 2019 |
| 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 - 1/1/2020 for FY 2022

| | 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 2022 | 0 | 0 | 0 | 0 | 0 |

FY 2022 TIF Revenue Received: 0



TO: Mayor and Council
FROM: Cole S. O'Donnell
DATE: May 1, 2023
RE: Committee Nominations

CITY PLANNING COMMISSION (Final notification. Vote required)
(5 YEAR TERM)

| | |
|-------------|-------------------------|
| Tom Bryant | Term to expire 05/14/28 |
| Jean Brilon | Term to expire 05/14/28 |

CIVIL SERVICE COMMISSION (Second notification. No vote required)
(6 YEAR TERM)

| | |
|--------------|-------------------------|
| Heather Sisk | Term to expire 04/01/28 |
|--------------|-------------------------|



TO: Mayor and Council

FROM: Cole S. O'Donnell

DATE: May 1, 2023

RE: Administrator's Report

1. Pretreatment Permit: From the meetings with the industries, several changes to the permits were made. Most dealt with language of certain sections. One change of note, the permits to be issued this week are interim permits to allow the completion of the baseline monitoring reports. After completion and analysis of the reports, limits and testing requirements will be set and the permanent permit issued.
2. Flood Preparations: Staff has two forecasts for the river crest. NOAA has the crest at 18.1' while the Corp of Engineers place the crest at 19 feet. This places the crest in the minor to moderate flood stage. Staff has moved anything of value from the old bridge facility along the river and are coordinating with Roquette on flood preparations. Bridge personnel have been authorized for overtime this week to help Roquette move railcars across the bridge.