

**AGENDA**  
**CITY COUNCIL MEETING**  
**March 6, 2025**  
**501 Main Street**  
**5:30 P.M.**

1. Call to Order.
2. Pledge of Allegiance:
3. Roll Call.
4. Mayor's Correspondence:
5. Citizens' Request.
6. Consent Agenda.
  - Minutes of the Regular City Council meeting of February 20, 2025;
  - Resolution approving a Liquor License for Hampton Inn Keokuk, 3201 Main Street, Class B Retail Alcohol License – effective immediately;
  - Resolution approving a Liquor License for B.P.O. Elks, Keokuk Lodge #106, 2200 Lincoln Avenue, Class F Retail Alcohol License – effective April 1, 2025;
  - Resolution approving a Liquor License for Site Food Mart, 1301 Main Street, Class E Retail Alcohol License – effective March 21, 2025;
  - Resolution approving a Liquor License for Dunagan's Shamrocks on The Mississippi LLC, 17 N. 4<sup>th</sup> Street, Class C Retail Alcohol License – effective immediately;
  - Approving an Amendment to Dollar General Liquor License, Ownership Update;
  - Resolution approving an Urban Revitalization Tax Exemption for Stefan Mason, 324 Hawthorne Place, detached garage;
  - Appointment of Richard Meredith to the Veterans Memorial Commission, term to expire June 1, 2029;
  - Motion to pay bills and transfers listed in Register No.'s 5459-5460;
7. (a) Now is the time and place for a public hearing on the authorization of a Loan Agreement and the issuance of not to exceed \$7,000,000 General Obligation Capital Loan Notes of the City of Keokuk, State of Iowa (for essential corporate purposes). A public hearing notice was published in the Daily Gate City on February 28, 2025.
  - (b) Consider resolution instituting proceedings to take additional action for the issuance not to exceed \$7,000,000 General Obligation Capital Loan Notes.
  - (c) Consider resolution authorizing the issuance of General Obligation Capital Loan Notes, Series 2025, and levying of tax for the payment thereof.
8. Motion to approve tipping fees for Keokuk Cares.
9. Council Liaison Reports:
10. Staff Reports:
11. New Business:
12. Adjourn Meeting.

**MINUTES  
CITY COUNCIL MEETING  
February 20, 2025  
501 Main Street**

The City Council of the City of Keokuk met in regular session on February 20, 2025, at 501 Main Street. Mayor Mahoney called the meeting to order at 5:30 p.m. There were eight council members present, one absent, Carissa Crenshaw, Tyler Walker, Dorothy Cackley, Devon Dade, Dan Tillman, Roger Bryant, Michael Greenwald, and Jeffrey Mullin were present. Steve Andrews was absent. Staff in attendance: City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Community Development Director Pam Broomhall, Water Pollution Control Manager Tom Wills, Police Chief Zeth Baum, Fire Chief Gabe Rose, and Bridge, Cemetery, Park & Sanitation Manager Bob Weis.

**MAYOR'S CORRESPONDENCE:** Informed of events taking place around the area.

**CITIZENS' REQUEST:** Erika Barrett provided an update on the Historic Preservation Commission. Scott Frey addressed concerns regarding the council, employee retention, and fostering overall positivity within the city.

Motion made by Dade, second by Tillman to approve the agenda, including the consent agenda. (8) AYES, (0) NAYS. Motion carried.

- Minutes of the Regular City Council meeting of February 6, 2025;
- Minutes of the Special Council meeting of February 13, 2025;
- Cash Receipts & Treasurer's Report for January 2025;
- **RESOLUTION NO. 169-2025:** Approving a Liquor License for Home Town Wine & Spirit, 1501 Main Street, Class E Retail Alcohol License – term to expire March 27, 2026;
- **RESOLUTION NO. 170-2025:** Approving a Liquor License for Lucky's Irish Pub & Grub, 528 Blondeau Street, Class C Retail Alcohol License – effective March 3, 2025;
- Approve a Device Retail Permit for Davenport Tobacco & Vape Inc. DBA Greenleaf Tobacco & Vape, 3360 Main Street, Suite 5, permit to expire June 30, 2025;
- Appointment of Steve Carman to the Keokuk Public Library Board, term to expire July 1, 2031;
- Resignation of Gary Mortimer from the Keokuk Historic Preservation Commission, effective immediately;
- Appointment of Melinda Rude to the Veteran's Memorial Commission, term to expire June 1, 2029;
- Motion to pay bills and transfers listed in Register No.'s 5455-5458;

Motion made by Greenwald, second by Crenshaw to remove from table Item #7. (7) AYES, (1) NAYS - Cackley. Motion carried.

Motion made by Bryant, second by Greenwald to approve the following proposed resolution: "A RESOLUTION TO ASSUME SOUTHEAST IOWA DEVELOPMENT CENTER LOAN FROM KEOKUK ECONOMIC DEVELOPMENT CORPORATION."

Motion made by Cackley, second by Greenwald to amend the wording of resolution regarding dates & dollar amounts. (7) AYES, (1) NAYS – Cackley. Motion carried.

Motion made by Tillman, second by Bryant to approve the following proposed amended **RESOLUTION NO. 171-2025**: “A RESOLUTION TO ASSUME SOUTHEAST IOWA DEVELOPMENT CENTER LOAN FROM KEOKUK ECONOMIC DEVELOPMENT CORPORATION.” (7) AYES, (1) NAYS – Cackley. Motion carried.

Motion made by Greenwald, second Bryant to approve the following proposed **RESOLUTION NO. 172-2025**: “A RESOLUTION TO APPROVE A CONTRACT WITH KEOKUK CONTRACTORS, INC. OF KEOKUK, IOWA TO REMOVE SEDIMENT FROM THE KEOKUK BOAT RAMP NEAR 1000 MISSISSIPPI RIVER DRIVE FOR A TOTAL OF \$54,142.00.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Tillman to approve the following proposed **RESOLUTION NO. 173-2025**: “A RESOLUTION SETTING A BID LETTING, PUBLIC HEARING AND AWARD OF CONTRACT FOR GRAND AVENUE 2025 RECONSTRUCTION FROM NORTH 17<sup>TH</sup> STREET TO BOULEVARD ROAD PROJECT.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Dade, second by Tillman to approve the following proposed **RESOLUTION NO. 174-2025**: “A RESOLUTION AUTHORIZING THE MAYOR TO SIGN OFFER TO PURCHASE REAL ESTATE AT 1728 J STREET.” (7) AYES, (1) NAYS – Cackley. Motion carried.

Motion made by Bryant, second by Walker to approve the following proposed **RESOLUTION NO. 175-2025**: “A RESOLUTION FIXING A DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$7,000,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF KEOKUK, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Dade, second by Tillman to approve the following proposed **RESOLUTION NO. 176-2025**: “A RESOLUTION AUTHORIZING THE MAYOR TO SEEK AND HIRE AN INTERIM CITY ADMINISTRATOR.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Dade to approve the following proposed **RESOLUTION NO. 177-2025**: “A RESOLUTION SETTING A PUBLIC HEARING ON PROPOSED PROPERTY TAX LEVY.” (8) AYES, (0) NAYS. Motion carried.

**STAFF REPORTS:** Baum reported that Officer Dade, Captain Walden, and Sergeant Haw were commended for their response to an emergency call, during which they provided lifesaving efforts. Broomhall updated the council on meeting with Calvin Stevens, who is organizing a volunteer initiative, *Keokuk Cares*, and is requesting assistance with dumping fees for cleanup efforts.

Motion made by Greenwald, second by Dade to enter closed session at 6:11 p.m. pursuant to Iowa Code Chapter 21.5 to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered, and when necessary to prevent needless and irreparable injury to that individual’s reputation and that individual requests closed session. (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Crenshaw to enter back into regular session at 6:36 p.m. (8) AYES, (0) NAYS. Motion carried.

**NEW BUSINESS:** Carroll informed the council that 1 acre of land would support anywhere from 300-600 cemetery plots.

Motion made by Tillman, second by Dade to adjourn the meeting at 6:39 p.m.

**RESOLUTION NO.**

**A RESOLUTION APPROVING A CLASS B RETAIL ALCOHOL LICENSE FOR RIVERSTONE HOSPITALITY LLC DBA HAMPTON INN KEOKUK**

**WHEREAS**, Application has been made by Riverstone Hospitality LLC for a Class B Retail Alcohol License for Hampton Inn Keokuk, 3201 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**, Riverstone Hospitality LLC has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class B Retail Alcohol License for Hampton Inn Keokuk, 3201 Main Street, effective immediately, be approved and endorsed to the Iowa Alcoholic Beverage Division.

**Passed & Approved** this 6<sup>th</sup> day of March 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
K.A. Mahoney, Mayor

ATTEST: \_\_\_\_\_  
Celeste El Anfaoui, City Clerk

**RESOLUTION NO.**

**A RESOLUTION APPROVING A CLASS F RETAIL ALCOHOL LICENSE FOR  
B.P.O. ELK, KEOKUK LODGE #106 & OWNERSHIP UPDATES**

**WHEREAS**, Application has been made by Keokuk Lodge No. 106 for a Class F Retail Alcohol License for B.P.O. Elk, Keokuk Lodge #106, 2200 Lincoln Avenue; **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**, Keokuk Lodge No. 106 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 F Retail Alcohol License & Ownership Updates for B.P.O. Elk, 2200 Lincoln Avenue, effective April 1, 2025, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 6<sup>th</sup> day of March 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
K.A. Mahoney, Mayor

ATTEST: \_\_\_\_\_  
Celeste El Anfaoui, City Clerk

**RESOLUTION NO.**

**A RESOLUTION APPROVING A CLASS E RETAIL ALCOHOL LICENSE FOR  
SITE FOOD MART, 1301 MAIN STREET**

**WHEREAS**, Application has been made by Amitoj Inc. for a Class E Retail Alcohol License for Site Food Mart, 1301 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**, Amitoj Inc. has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class E Retail Alcohol License for Site Food Mart, 1301 Main Street, effective March 21, 2025, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 6<sup>th</sup> day of March 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
K.A. Mahoney, Mayor

ATTEST: \_\_\_\_\_  
Celeste El Anfaoui, City Clerk

**RESOLUTION NO.**

**A RESOLUTION APPROVING A LIQUOR LICENSE FOR DUNAGAN'S SHAMROCKS ON THE MISSISSIPPI LLC FOR A CLASS C RETAIL ALCOHOL LICENSE, EFFECTIVE IMMEDIATELY**

**WHEREAS**, Application has been made by Jason Dunagan for a Class C Retail Alcohol License for Dunagan's Shamrock on the Mississippi LLC, 17 N. 4<sup>th</sup> 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**, Jason Dunagan 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 Dunagan's Shamrock on the Mississippi LLC, 17 N. 4<sup>th</sup> Street, effective immediately, be approved to the Iowa Alcoholic Beverage Division.

Passed this 6<sup>th</sup> day of March 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
K.A. Mahoney, Mayor

ATTEST: \_\_\_\_\_  
Celeste El Anfaoui, City Clerk

**RESOLUTION NO.**

**A RESOLUTION APPROVING AN URBAN REVITALIZATION TAX  
EXEMPTION**

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

**WHEREAS,** Application has been submitted;

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

An Urban Revitalization Tax Exemption for the following people be approved:

- Stefan Mason, 324 Hawthorne Place, detached garage

**Passed & Approved** this 6<sup>th</sup> day of March 2025.

\_\_\_\_\_  
K. A. Mahoney, Mayor

Attest: \_\_\_\_\_  
Celese El Anfaoui, City Clerk



**APPLICATION FOR URBAN REVITALIZATION EXEMPTION**

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

Property Owner Name: **Stefan Mason**  
Property Owner Address: **324 Hawthorne Place**  
Address of Residential Property Claimed for Exemption: **324 Hawthorne Place**

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

1. If applicable, describe in detail the new construction for which an exemption is claimed:  
**Garage 20 x 24 Detached Garage**
2. If applicable, describe in detail the reconstruction of existing buildings or structures:
3. Was prior approval given by the City Council for this exemption?  
Yes:  (by Res. No. \_\_\_\_\_) No:
4. Estimated costs of the improvements? **\$9,341.15**
5. Estimated or actual date of completion? **6/1/2024**
6. Please provide the names of tenants that occupied the building on April 1, 2001. See Iowa Code Section 404.6 with regard to relocation expenses of tenants.

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

Stefan Mason Property Owner 2/3/2025  
Signature of Applicant Title Date

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**FOR ASSESSOR USE ONLY**

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

\_\_\_\_\_  
Assessor Signature

\_\_\_\_\_  
Date

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January 10, 2025

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

Honorable Mayor:

Please accept this application for urban revitalization tax exemption (as adopted by City Ordinance No. 1716) for my improvement project located at **\$9,341.15**

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

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

My project is (describe in detail): **Garage**

The estimated cost of the completed project is \$9,341.15 and it will be completed on, 6 / 1 / 2024

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

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

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

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

Sincerely,

Stephen Macon  
Property Owner(s) Signature

2 / 3 / 2025

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 MARCH 6, 2025.

**REGISTER NO. 5459**

|                                |                                |             |
|--------------------------------|--------------------------------|-------------|
| ALTORFER INC.                  | PARTS                          | \$ 1,877.84 |
| BEARING HEADQUARTERS CO.       | PARTS GRAND THEATRE            | \$ 45.08    |
| CAHILL-PRIBYL                  | ENGRAVING PLATE                | \$ 21.45    |
| KEOKUK TERMITE & PEST CONTROL  | PEST CONTROL FOR JANUARY 2025  | \$ 150.00   |
| GRAY QUARRIES, INC             | CM9 ROADROCK STREET DEPT.      | \$ 178.17   |
| JIM BAIER, INC                 | PARTS                          | \$ 71.71    |
| RIVER CITY PARTS, INC.         | PARTS                          | \$ 22.50    |
| PETTY CASH - WASTEWATER TREATM | MISC.SUPPLIES FOR WWTP         | \$ 106.47   |
| KERR FABRICATORS, INC.         | PARTS/SUPPLIES                 | \$ 65.50    |
| SHERWIN-WILLIAMS CO.           | SUPPLIES/PAINT PARKS DEPT.     | \$ 50.34    |
| KONE INC.                      | LABOR/MATERIAL/FRGHT CITY HALL | \$ 6,142.93 |
| S. J. SMITH WELDING SUPPLY     | OXYGEN CYLINDER/MAINT.FEE BRDG | \$ 51.39    |
| MICROBAC LABORATORIES, INC     | WPC TEST SAMPLES               | \$ 4,633.75 |
| TASKE FORCE, INC.              | SERVICE TEMP HELP              | \$ 1,608.00 |
| GALLS, LLC                     | SUPPLIES POLICE DEPT.          | \$ 182.97   |
| BAKER & TAYLOR BOOKS           | BOOKS KEOKUK PUBLIC LIBRARY    | \$ 919.51   |
| MCFARLAND-SWAN OFFICE CITY     | SUPPLIES                       | \$ 25.97    |
| ALLIANT                        | SERVICE                        | \$ 6,177.89 |
| THE CARDBOARD BOX              | UPS CHARGES WWTP               | \$ 246.57   |
| GREAT RIVER REGIONAL WASTE     | SERVICE                        | \$ 9,646.50 |
| MIDLAND SCIENTIFIC, INC        | LAB SUPPLIES WPC               | \$ 62.76    |
| VAN METER INDUSTRIAL           | PARTS/SUPPLIES                 | \$ 997.21   |
| EWART'S FAB & CUSTOM CUTTING   | LABOR REPAIR LEAK PUMP TRUCK   | \$ 85.00    |
| GOODYEAR AUTO SERVICE CENTER   | TIRES-POLICE DEPT.             | \$ 1,148.00 |
| GENERAL TRAFFIC CONTROLS, INC. | TRAFFIC LIGHT EQUIPMENT        | \$ 730.00   |
| HUFFMAN MACHINE & WELDING, INC | CREDIT ON ACCOUNT              | \$ (249.60) |
| VEENSTRA & KIMM, INC.          | PROFESSIONAL SERVICES          | \$ 1,843.40 |
| TRI-STATE WINDOW & POOL, INC   | 8LIQUID CHLORINE WWTP          | \$ 96.00    |
| PER MAR SECURITY SERVICES      | SERVICE                        | \$ 2,399.28 |
| OVERHEAD DOOR COMPANY OF       | PARTS/LABOR FIRE DEPT.         | \$ 857.36   |
| IAWEA                          | REGISTRATION TOM WILLS #5864   | \$ 120.00   |
| IOWA PRISON INDUSTRIES         | EMERGENCY SNOW ROUTE SIGNS     | \$ 625.00   |
| USA BLUE BOOK                  | SUPPLIES                       | \$ 81.84    |
| FRANK MILLARD & CO., INC.      | LABOR/MATERIAL @ LIBRARY       | \$ 2,450.00 |
| FERGUSON ENTERPRISES LLC #1657 | CREDIT ON ACCOUNT              | \$ (470.20) |
| KEOKUK FARM & HOME SUPPLY      | SUPPLIES                       | \$ 891.87   |
| CAPITAL ONE                    | SUPPLIES                       | \$ 320.57   |
| MENARD INC.                    | SUPPLIES                       | \$ 883.02   |
| PETERS HEATING & AIR           | LABOR/PARTS GRAND THEATRE      | \$ 2,340.20 |
| MEDIACOM                       | SERVICE                        | \$ 664.51   |

**REGISTER NO. 5460**

|                                |                                 |               |
|--------------------------------|---------------------------------|---------------|
| AMSTED RAIL COMPANY, INC.      | FRANCHISE FEE REBATE            | \$ 35,063.20  |
| LCL FARMS INC.                 | 2024 BIO SOLID SPREADING WWTP   | \$ 6,500.00   |
| LEE COUNTY TREASURER           | LEINS NUISANCE HOUSE ABATEMENTS | \$ 15.00      |
| RELIABLE PEST SOLUTIONS        | SERVICE @ LIBRARY               | \$ 14.90      |
| CARD SERVICES                  | SUPPLIES KEOKUK PUBLIC LIBRARY  | \$ 228.95     |
| SEITHER & CHERRY CO.           | LABOR/EQUIPT.&MATERIAL @ WWTP   | \$ 11,631.22  |
| MIDWAY FREIGHTLINER,INC.QUINCY | CREDIT ON ACCOUNT               | \$ (28.13)    |
| PACE ANALYTICAL SERVICES, INC. | SERVICE WWTP                    | \$ 300.00     |
| VERIZON WIRELESS               | SERVICE                         | \$ 175.97     |
| ASKEW SCIENTIFIC CONSULTING    | PRETREATMENT PROG UPDATE/DEV.   | \$ 1,475.00   |
| RELIANT FIRE APPARATUS, INC.   | CABLE,PRIMER VALVE/FRGHT FIRE   | \$ 147.70     |
| LIBERTY UTILITY IOWA           | SERVICE VARIOUS ACCOUNTS        | \$ 6,814.37   |
| DIANNE STANLEY                 | MONTHLY MANAGER FEE @ GRAND     | \$ 472.00     |
| INTERSTATE BILLING SERVICE,INC | PARTS                           | \$ 143.14     |
| LYNCH DALLAS, PC.              | PROFESSIONAL SERVICES           | \$ 2,547.00   |
| ICONNECTYOU                    | SERVICES                        | \$ 564.07     |
| RICOH USA, INC.                | SUPPLIES KEOKUK PUBLIC LIBRARY  | \$ 120.00     |
| IAPFC RICH HIGGINS-SECRETARY   | MEMBERSHIP DUES GABE ROSE       | \$ 100.00     |
| STEVEN R LONG                  | CITY HALL JANITORIAL SERVICE    | \$ 600.00     |
| MCCLURE ENGINEERING CO         | PROFESSIONAL SERVICES @ AIRPORT | \$ 12,890.00  |
| QUADIENT LEASING USA, INC      | LEASE PAYMENT                   | \$ 367.05     |
| SHARED IT INC                  | IT SERVICES FIRE DEPT.          | \$ 750.00     |
| MOBILE BEACON                  | SERVICE KEOKUK PUBLIC LIBRARY   | \$ 720.00     |
| GTG PETERBILT QUINCY           | PARTS SANITATION DEPT.          | \$ 1,574.49   |
| DRAKE HARDWARE & SOFTWARE      | 1.5 CONSULTING REMOTE SUPPORT   | \$ 187.50     |
| REFERENCE                      | 60%DEP.FOR CRESTRON REPLACEMNT  | \$ 8,983.65   |
| NAPA AUTO PARTS                | PARTS STREET DEPT. & VEH.MAINT  | \$ 166.64     |
| NORTHWEST MECHANICAL, INC      | LABOR/MISC. WWTP                | \$ 1,467.90   |
| SCOTT'S ULTRA CLEAN LLC        | JANITOR SERVICE FEB25 KPD       | \$ 550.00     |
| AMERICAN PUBLIC WORKS ASSOC.   | PWD MEMBERSHIP RENEW B.CARROLL  | \$ 245.00     |
| TRUE NORTH CONTROLS LLC        | DATA PLAN 2024 & 2025 WWTP      | \$ 1,584.00   |
| BENJAMIN SPARROW               | GRAND THEATER JANITORIAL        | \$ 315.00     |
| SHAW ELECTRIC, INC.            | LABOR JET PUMP @ AIRPORT        | \$ 207.50     |
| ACUREN INSPECTION, INC         | SERVICE                         | \$ 1,040.00   |
| ELITE LAWN AND LANDSCAPE LLC   | NUISANCE PROP.CLEANUP           | \$ 1,802.78   |
| ACCESS SYSTEMS LEASING         | SERVICE KEOKUK PUBLIC LIBRARY   | \$ 170.75     |
| MOTLEY FITNESS KEOKUK CORP.    | KPD MEMBERSHIP                  | \$ 175.00     |
| JONES CONTRACTING CORP.        | S.18TH ST RECONST.RIDGE TO MAIN | \$ 91,414.75  |
| CENGAGE LEARNING INC./GALE     | SUPPLIES KEOKUK PUBLIC LIBRARY  | \$ 211.17     |
| MCCLOUD SERVICES               | SERVICE                         | \$ 127.18     |
| MH LOGISTICS CORP              | PARTS                           | \$ 2,872.25   |
|                                |                                 | \$ 242,807.76 |







# COUNCIL ACTION FORM

Date: 3/6/2025

Presented By: Hinton/ El Anfaoui

Subject: Public Hearing and proceedings for debt not to exceed \$7,000,000 Agenda Item: 7

## Description:

The Public Hearing and additional action resolution pertain to the issuance of General Obligation (GO) bonds not to exceed \$7 million. The funds will be used for street repair, necessary capital purchases and to reimburse city funds for a new fire truck.

The additional resolution, authorizes the issuance of General Obligation (GO) loan notes notes and levies a tax for their repayment.

## 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.**

**ITEMS TO INCLUDE ON AGENDA  
FOR THE COUNCIL MEETING ON MARCH 6, 2025**

**CITY OF KEOKUK, IOWA**

Not to Exceed \$7,000,000 General Obligation Capital Loan Notes

- Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder.
- Resolution instituting proceedings to take additional action.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

March 6, 2025

The City Council of the City of Keokuk, State of Iowa, met in regular session, in the Council Chambers, City Hall, 501 Main Street, Keokuk, Iowa, 52632, at 5:30 P.M., on the above date. There were present Mayor Mahoney, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$7,000,000 General Obligation Capital Loan Notes, in order to provide funds to pay the costs of opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, with related utility and site improvements, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks and pedestrian underpasses and overpasses, trails, bridges, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; acquisition of any real estate needed for any of the foregoing purposes; and equipping the fire department, including acquisition of a fire truck, for essential corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes had been published as provided by Sections 384.24A and 384.25 of the Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that \_\_\_\_\_ written objections had been filed. The Mayor then called for oral objections to the issuance of the Notes and \_\_\_\_\_ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the authorization of entering into a Loan Agreement and the issuance of the Notes to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$7,000,000 GENERAL OBLIGATION CAPITAL LOAN NOTES**", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called, and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

**Whereupon**, the Mayor declared the measure duly adopted.

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE  
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO  
EXCEED \$7,000,000 GENERAL OBLIGATION CAPITAL  
LOAN NOTES**

**WHEREAS**, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$7,000,000 General Obligation Capital Loan Notes, for essential corporate purposes, in order to provide funds to pay the costs of opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, with related utility and site improvements, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks and pedestrian underpasses and overpasses, trails, bridges, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; acquisition of any real estate needed for any of the foregoing purposes; and equipping the fire department, including acquisition of a fire truck, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$7,000,000 General Obligation Capital Loan Notes, for the foregoing essential corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is

reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

**PASSED AND APPROVED** this 6<sup>th</sup> day of March 2025.

---

K.A. Mahoney, Mayor

ATTEST:

---

Celeste El Anfaoui, City Clerk

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF LEE )

I, the undersigned City Clerk of the City of Keokuk, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 6th day of March 2025.

\_\_\_\_\_  
Celeste El Anfaoui, City Clerk, City of Keokuk, State of Iowa

(SEAL)

**RESOLUTION NO.**

**ITEMS TO INCLUDE ON AGENDA  
FOR THE COUNCIL MEETING ON MARCH 6, 2025**

**CITY OF KEOKUK, IOWA**

General Obligation Capital Loan Notes, Series 2025

- Resolution authorizing the issuance and levying a tax for the payment thereof.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

March 6, 2025

The City Council of the City of Keokuk, State of Iowa, met in regular session, in the Council Chambers, City Hall, 501 Main Street, Keokuk, Iowa, 52632, at 5:30 P.M., on the above date. There were present Mayor Mahoney, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*



Council Member \_\_\_\_\_ introduced the following Resolution entitled "**RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2025, AND LEVYING A TAX FOR THE PAYMENT THEREOF**", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called, and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

**Whereupon,** the Mayor declared the Resolution duly adopted as follows:

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AUTHORIZING THE ISSUANCE OF  
GENERAL OBLIGATION CAPITAL LOAN NOTES,  
SERIES 2025, AND LEVYING A TAX FOR THE PAYMENT  
THEREOF**

**WHEREAS**, the City of Keokuk, State of Iowa ("Issuer"), is a municipal corporation, organized and existing under the Constitution and laws of the State of Iowa, and is not affected by any special legislation; and

**WHEREAS**, the Issuer is in need of funds to pay costs of opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, with related utility and site improvements, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks and pedestrian underpasses and overpasses, trails, bridges, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; acquisition of any real estate needed for any of the foregoing purposes; and equipping the fire department, including acquisition of a fire truck (the "Project"), and it is deemed necessary and advisable that General Obligation Capital Loan Notes, Series 2025, in the amount of not to exceed \$7,000,000 be issued; and

**WHEREAS**, the City Council has taken such acts as are necessary to authorize issuance of the Notes.

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

Section 1. Authorization of the Issuance. General Obligation Capital Loan Notes, Series 2025, in the amount of not to exceed \$7,000,000 shall be issued pursuant to the provisions of Iowa Code Sections 384.24A and 384.25 for the purposes covered by the hearing.

Section 2. Levy of Annual Tax. For the purpose of providing funds to pay the principal and interest as required under Chapter 76.2, there is levied for each future year the following direct annual tax upon all the taxable property in the City of Keokuk, State of Iowa, to wit:

| AMOUNT      | FISCAL YEAR (JULY 1 TO JUNE 30)<br>YEAR OF COLLECTION |
|-------------|---|
| \$280,000   | 2025/2026   |
| \$280,000   | 2026/2027   |
| \$280,000   | 2027/2028   |
| \$280,000   | 2028/2029   |
| \$280,000   | 2029/2030   |
| \$280,000   | 2030/2031   |
| \$280,000   | 2031/2032   |
| \$280,000   | 2032/2033   |
| \$280,000   | 2033/2034   |
| \$340,000   | 2034/2035   |
| \$717,600   | 2035/2036   |
| \$720,000   | 2036/2037   |
| \$716,600   | 2037/2038   |
| \$717,600   | 2038/2039   |
| \$722,800   | 2039/2040   |
| \$717,000   | 2040/2041   |
| \$720,600   | 2041/2042   |
| \$1,243,200 | 2042/2043   |
| \$1,244,000 | 2043/2044   |
| \$1,248,000 | 2044/2045   |

Principal and interest coming due at any time when the proceeds of the tax on hand are insufficient to pay the amount due shall be promptly paid when due from current funds available for that purpose and reimbursement must be made.

Section 3. Amendment of Levy of Annual Tax. Based upon the terms of the future sale of the Notes to be issued, this Council will file an amendment to this Resolution ("Amended Resolution") with the County Auditor.

Section 4. Filing. A certified copy of this Resolution shall be filed with the County Auditor of County of Lee, State of Iowa, who shall, pursuant to Iowa Code Section 76.2, levy, assess and collect the tax in the same manner as other taxes and, when collected, these taxes shall be used only for the purpose of paying principal and interest on the Notes.

**PASSED AND APPROVED** this 6<sup>th</sup> day of March 2025.

---

K.A. Mahoney, Mayor

ATTEST:

---

Celeste El Anfaoui, City Clerk

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF LEE )

I, the undersigned City Clerk of the City of Keokuk, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Celeste El Anfaoui, City Clerk, City of Keokuk, State of Iowa

(SEAL)

COUNTY AUDITOR'S CERTIFICATE

I, \_\_\_\_\_, County Auditor of Lee County, State of Iowa, hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 there was filed in my office the Resolution of the City Council of the City of Keokuk, State of Iowa, adopted on the 6<sup>th</sup> day of March, 2025, the Resolution authorizing execution of a Loan Agreement and authorizing the issuance of General Obligation Capital Loan Notes, Series 2025, and levying a tax therefor.

(COUNTY SEAL)

\_\_\_\_\_  
Sherri Yasenchok, County Auditor of Lee  
County, State of Iowa



# COUNCIL ACTION FORM

Date: Feb. 28, 2025

Presented By: Broomhall

Subject: Motion to approve tipping fees for Keokuk Cares Agenda Item: 8

## Description:

Keokuk Cares is a new community group created by Calvin Stevens of Keokuk.

Calvin Stevens met with Casey Barnes & I along with Council members Crenshaw and Andrews to discuss his idea of helping community members that were unable to remove nuisance related items from their properties. Mowing, shoveling snow from walks and other help was also mentioned in Mr. Stevens plan. A request for tipping fees to be waived during Fall/Spring citywide cleanup and other city approved special projects (i.e. removing overgrowth from alley's and South 7th Street retaining wall area).

The fee's being "waived" are actually budgeted funds in the Housing Department budget, the only difference is that the individuals that are being assisted through Keokuk Cares would not receive a cleanup voucher, Keokuk Cares would pick up and transport the waste to GRRWA and charge the fee to the City, this would be approved by staff prior to transport.

## 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: \_\_\_\_\_





**AGENDA  
COUNCIL WORKSHOP  
March 6, 2025  
IMMEDIATELY FOLLOWING REGULAR MEETING**

1. ImOn Prenting Fiber Optics.



# Connecting Communities with Fiber Technology

High-Speed Fiber Internet Solutions  
for Residential and Businesses

THE IMON DIFFERENCE

# Creating Connections One Person at a Time

Established in Cedar Rapids in 2007, ImOn Communications is committed to community engagement. Renowned for its advanced high-speed fiber Internet, TV, and phone services, ImOn goes beyond being a service provider by actively contributing to the communities it serves.



## TOP WORK PLACES 2022-2023

### ImOn by the numbers:

- 225+ employees
- Top workplace in 2022 and 2023
- In 2023, across Greater Cedar Rapids, Iowa City, Dubuque, and Siouxland, ImOn...
  - Contributed over \$500,000 to local communities
  - Supported 150+ non-profit organizations, initiatives, and community programs
  - Provided 40+ Free Public Wi-Fi locations

### Market Growth and Investment:

- 138,500 total serviceable addresses across Cedar Rapids, Iowa City, Dubuque, and Siouxland and supports more than 3,500 Businesses
- Nearly \$200M total Capital invested by ImOn since 2007. Of that, nearly \$150M invested in the last 5 years (2019 – 2023)
- Over 1 million feet of fiber installed in 2023

RESIDENTIAL

# Internet at the Speed of Light

ImOn fiber-to-the-home Internet services provide homes with more — more speed, more reliability, and more bandwidth.



**100Mb**  
4-8 Devices

**Light Usage**

- Streaming music
- Browsing social media
- Casual gaming

**200Mb**  
9-12 Devices

**Moderate Usage**

- Streaming 4k video
- Streaming multiple HD videos
- Multi-player gaming

**500Mb**  
12+ Devices

**Moderate/Heavy Usage**

- Streaming multiple 4k videos
- Remote working and video conferencing
- Serious gaming

**1Gb**  
Every Device!

**Heavy Usage**

- Unlimited 4k streaming
- Powering a smart home
- Extreme gaming + VR

Add-on TV  
and Phone  
services.



**Maximum Speeds**

Fiber is faster than even the fastest copper-coaxial Internet.



**Increased Home Value**

Fiber Internet can boost home property value by 3.1%.



**Unbeatable Reliability**

Fiber is more resistant to interference, giving you a strong connection 24/7.



**Greener Internet**

Fiber uses more sustainable materials (glass) than traditional Internet (copper).

BUSINESS

# Customized and Scalable Solutions

ImOn fiber-to-the-business Internet services are customized to meet each business's unique needs.



## Fiber Internet

Direct Fiber-to-the-Business high-speed Internet with 10Gig and beyond capacity



## Voice Solutions

Scalable Cloud Voice solutions with crystal-clear service to keep your business connected



## Fiber Transport Solutions

Connect your office to remote services, data centers, and disaster recovery sites.



## Video Services

TV and Digital Music solutions to create an inviting atmosphere for employees and customers

**Local support you can trust.**

### People who care

Delivering award-winning local customer support.

### White glove service

Elevating service with personalized precision and care, all from right here in town.

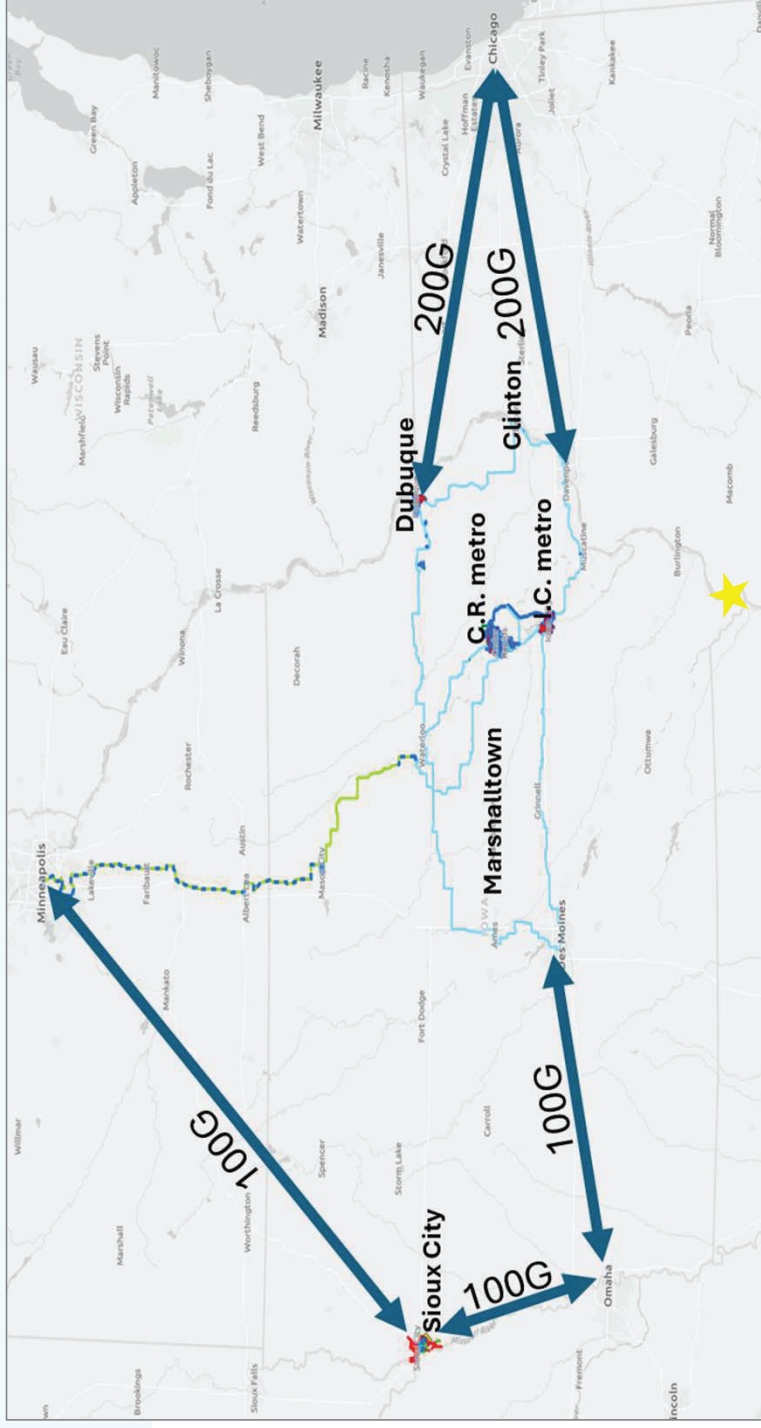
### Fast support

Response times measured in hours, not days or weeks like the other guys.

RELIABILITY AND REDUNDANCY

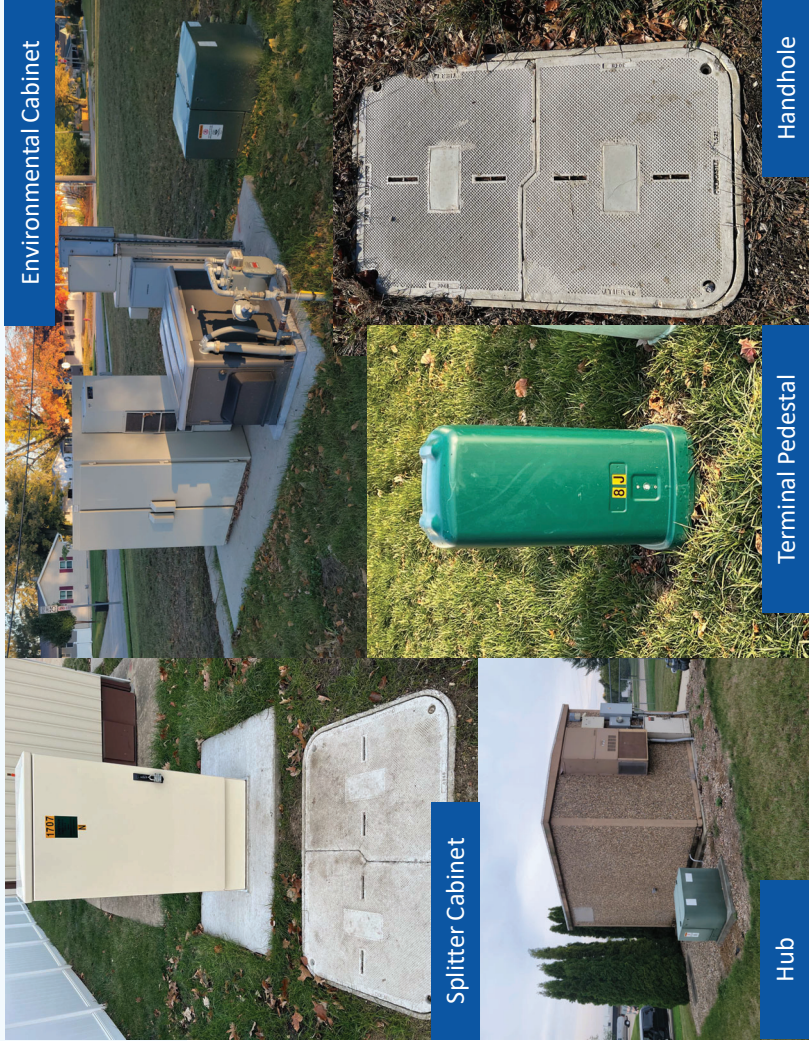
## Resilient & Scalable Network

ImOn's fiber long-haul network is designed for growth with built-in redundancies, allowing traffic to be rerouted when necessary to ensure that connections are never interrupted. We are in the process of creating a new route from Des Moines to SE Iowa and back to our existing routes.



FIBER CONSTRUCTION

# Collaborative Construction Approach for Seamless Connectivity



## General construction notes:

- ✓ All ROW underground fiber placement at least 36" deep
- ✓ All work completed by contractors will have an inspector in market
- ✓ Daily crew and contact sheet provided to the city for notification of area and work being done
- ✓ All contractors are to have the ImOn logo visible on their vehicles

EMPOWERING BUSINESSES LARGE AND SMALL

# Serving Eastern Iowa's Largest Businesses



ImOn provides connectivity for 15 out of Eastern Iowa's top 20 employers, fueling growth and productivity across a wide range of industries:

- Financial Institutes
- School Systems
- Health Industries
- Hospitality
- Construction
- Manufacturing
- Professional and Business Services
- Transportation



*"I'm so relieved that we have a local company that provides superior customer service and support."*

Crystal Group  
Cedar Rapids, IA



ImOn provides unparalleled speed, reliability, and local expertise. Our award-winning customer support ensures your business stays connected seamlessly, with lightning-fast service that prioritizes your success. Elevate your connectivity experience with ImOn and experience the power of local commitment and exceptional support.

