

AGENDA
CITY COUNCIL MEETING
September 18, 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 Council meeting & Council Workshop of September 4, 2025;
 - Minutes of the Keokuk Civil Service Commission of September 5, 2025;
 - Civil Service Commission Promotion Testing for Detective, Sergeant, & Captain;
 - Cash Receipts & Treasurer's Report for August 2025;
 - Re-appointment of Jay Kruse to the Keokuk Housing Authority, term to expire September 5, 2027;
 - Motion to pay bills and transfers listed in Register No.'s 5495-5497;
7. Motion to approve the second reading of an Ordinance to amend Code of Ordinances, City of Keokuk, Iowa, Section 13.08.060 Concerning Class II Sewer Rates.
8. Motion to approve the second reading of an Ordinance amending the Code of Ordinances of the City of Keokuk, Iowa, by adding provisions pertaining to public nudity.
9. Consider resolution approving manhole access at 3rd & Des Moines Street.
10. Staff Reports:
11. New Business:
12. Adjourn Meeting.

MINUTES
CITY COUNCIL MEETING
September 4, 2025
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on September 4, 2025, at 501 Main Street. Mayor Kathie Mahoney called the meeting to order at 5:30 p.m. There were nine council members present, none absent. Carissa Crenshaw, Dorothy Cackley, Jeff Mullin, Devon Dade, Dan Tillman, Tyler Walker, Steve Andrews, Roger Bryant, and Michael Greenwald were present. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Community Development Director Pam Broomhall, Chief of Police Zeth Baum, Water Pollution Control Manager Tom Wills, and Bridge, Park, Cemetery & Sanitation Manager Bob Weis.

MAYOR’S CORRESPONDENCE: Informed of upcoming area events, recognized September as Firefighters Appreciation Month, and provided an update on election papers and the associated timeline.

CITIZENS’ REQUEST: Morgan Shrader followed up with Council regarding concerns on Garfield Avenue, specifically requesting a reduction in speed and the installation of a “Slow – Children at Play” sign. Carroll responded that a sign is on order and will be installed, and Chief Baum noted that a traffic study may be beneficial prior to reducing the speed limit. Todd Marshall voiced concerns regarding the IMON crew. Chad Nye followed up with Council regarding several prior requests related to his property and the condition of the street in front of his residence.

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

- Minutes of the Regular Council meeting of August 21, 2025;
- **RESOLUTION NO. 273-2025:** Approving a Liquor License for Dollar General #2385, 300 Main Street, Class B Retail Alcohol License – effective September 21, 2025;
- **RESOLUTION NO. 274-2025:** Approving a Liquor License for Lake Cooper Foundation, Big Dam Street Festival, 8 North Water Street, Class C Retail Alcohol License, term of 5-days effective September 24-29, 2025;
- Re-appointment of Victor Mickunas to the Historic Preservation Commission, term to expire September 1, 2028;
- Motion to pay bills and transfers listed in Register No.’s 5492-5494;

Mayor Mahoney opened the public hearing at 5:55 p.m. on a proposed amendment and restated Twin Rivers Urban Renewal Plan in the City of Keokuk, State of Iowa. A public hearing notice was published in the Daily Gate City on August 19, 2025.

COMMENTS: Mayor gave brief overview.

No further comments or objections were made, Mayor Mahoney closed the public hearing at 5:56 p.m.

Motion made by Greenwald, second by Dade to approved the following proposed **RESOLUTION NO.275-2025:** “A RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED AREA AND THAT THE REHABILITATION, CONSERVATION,

REDEVELOPMENT, DEVELOPMENT, OR A COMBINED THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 8 TO THE AMENDED AND RESTATED TWIN RIVERS URBAN RENEWAL PLAN.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Tillman, second by Bryant to approve the initial reading of an Ordinance to amend Code of Ordinances, City of Keokuk, Iowa, Section 13.08.060 Concerning Class II Sewer Rates.

Roll Call Vote: AYES - Crenshaw, Walker, Mullin, Cackley, Dade, Andrews, Tillman, Bryant, and Greenwald; NAYS: NONE. Motion approved.

Motion made by Bryant, second by Tillman to waive the second & third reading. AYES: Tillman and Bryant; NAYS: Crenshaw, Walker, Mullin, Cackley, Dade, Andrews, and Greenwald. 2-7 Motion FAILS.

Motion made by Greenwald, second by Dade to approve the initial reading of an Ordinance amending the Code of Ordinances of the City of Keokuk, Iowa, by adding provisions pertaining to public nudity.

Roll Call Vote: AYES - Crenshaw, Walker, Mullin, Cackley, Dade, Andrews, Tillman, Bryant, and Greenwald; NAYS: NONE. Motion approved.

Motion made by Dade, second by Tillman approve the initial reading of an Ordinance amending the Code of Ordinances of the City of Keokuk, Iowa, by adding provisions pertaining to panhandling.

Roll Call Vote: AYES - Crenshaw, Walker, Mullin, Cackley, Dade, Andrews, Tillman, Bryant, and Greenwald; NAYS: NONE. Motion approved.

Motion made by Dade, second by Crenshaw to waive the second and third reading.

Roll Call Vote: (8) AYES - Crenshaw, Walker, Mullin, Cackley, Dade, Andrews, Tillman, and Greenwald; (1) NAYS: Bryant. Motion approved.

Motion made by Greenwald, second by Dade to adopt and give final approval of **ORDINANCE NO. 2057:** Amending the Code of Ordinances of the City of Keokuk, Iowa, by adding provisions pertaining to panhandling. (9) AYES, (0) NAYS. Motion carried.

Motion made by Tillman, second by Dade to approve the following proposed **RESOLUTION NO. 276-2025:** “A RESOLUTION APPROVING THE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2025.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Tillman to approve the following proposed **RESOLUTION NO. 277-2025:** “A RESOLUTION APPROVING AN AMENDMENT FOR TIMEA STREET ENGINEERING #2.” (8) AYES, (1) NAY – Cackley. Motion carried.

COUNCIL LIAISON REPORTS: Greenwald informed of Kilbourne Fest, hosted by Keokuk Cultural and Entertainment District.

STAFF REPORTS: Carroll provided updates on the River trail and Grand Avenue projects and informed Councilperson Dade that staff is reviewing price variations between using white gravel versus brown gravel for street work. Baum informed Council of a new officer who has begun training at the academy.

Motion made by Walker, second by Dade to adjourn the meeting at 6:37 p.m.

**MINUTE
COUNCIL WORKSHOP
September 4, 2025
Immediately Following Regular Meeting**

PRESENT: Mahoney, Crenshaw, Walker, Mullin, Cackley, Dade, Andrews, Tillman, Bryant, and Greenwald; ABSENT: None.

STAFF PRESENT: Ferneau, El Anfaoui, Wills, Broomhall, Weis, Baum, and Carroll.

Ferneau provided an overview of the City's current financial position and reviewed past years' finances. He noted that revenues remain flat while expenses continue to increase, resulting in a deficit and placing stress on the General Fund. He also introduced a court case related to the City's use of local option sales tax funds, presented potential options, and advised Council that further discussion will be needed to address the deficit and ensure proper use of the fund.

Broomhall discussed potential changes to the food truck and push cart ordinance, as well as the possibility of eliminating peddler/solicitor permits. She will consult with legal counsel regarding the elimination of the permits and will schedule a Code Revision Committee meeting to finalize ordinance changes before bringing them to Council for approval.

Meeting adjourned at 7:13 p.m.



KEOKUK POLICE DEPARTMENT

CHIEF Z. BAUM

1222 Johnson St ▪ Keokuk, IA 52632
Phone: 319-524-2741 ▪ Fax: 319-524-6221

Meeting Minutes – Keokuk Civil Service Commission

Date: 9/5/25

Time: 0950

Location: 2285 Middle Road, Keokuk, Iowa 52632 (Student Services)

1. Call to Order

- Meeting called to order at 0951 by Chief Baum.

2. Roll Call / Attendance

- Members present: Chad Campbell, Heather Sisk
- Staff present: Chief Zeth Baum
- Guests present: None

3. Approval of Agenda

- Motion to approve agenda made by Heather Sisk, seconded by Chad Campbell.
- Vote: Motion carried 2-0

4. Certification of Promotional Lists – Keokuk Police Department

- The Commission reviewed the results of promotional testing for the following positions:
 - **Detective** – Nathan DeSpain, Zach Mullin, Bruce Billings, Nick Smidt, Wade Johnson
 - **Sergeant** – Bruce Billings, Wade Johnson
 - **Captain** – Patrick Haw, Wade Johnson
- Motion made by Campbell to certify the promotional eligibility lists as presented. Seconded by Sisk.
- Vote: Motion carried 2-0.

5. Public Comment

- No public comments.



KEOKUK POLICE DEPARTMENT

CHIEF Z. BAUM

1222 Johnson St ▪ Keokuk, IA 52632
Phone: 319-524-2741 ▪ Fax: 319-524-6221

6. Adjournment

- Motion to adjourn made by Sisk, seconded by Campbell.
- Meeting adjourned at 0954.

Signature

Chief Zeth Baum

Date: __9/5/25__

.....

Prepared by: Chief Z. Baum



**CIVIL SERVICE COMMISSION
CITY OF KEOKUK
PROMOTIONAL TESTING**

**AS A RESULT OF POLICE DEPARTMENT PROMOTIONAL
EXAMINATIONS CONDUCTED AUGUST 27, 2025 THE CIVIL SERVICE
COMMISSION HEREBY SUBMITS THE FOLLOWING AS ELIGIBLE
FOR THE RANK OF DETECTIVE.**

IN ORDER BY HIGHEST SCORE:

NATHAN DESPAIN

ZACH MULLIN

BRUCE BILLINGS

NICK SMIDT

WADE JOHNSON

DATED AT KEOKUK, IOWA THIS 5TH DAY OF SEPTEMBER 2025.

CHAD CAMPBELL

KEOKUK CIVIL SERVICE COMMISSION



**CITY OF KEOKUK
CIVIL SERVICE COMMISSION
CITY OF KEOKUK
PROMOTIONAL TESTING**

**AS A RESULT OF POLICE DEPARTMENT PROMOTIONAL
EXAMINATIONS CONDUCTED AUGUST 29, 2025, THE CIVIL SERVICE
COMMISSION HEREBY SUBMITS THE FOLLOWING AS ELIGIBLE
FOR THE RANK OF SERGEANT.**

IN ORDER BY HIGHEST SCORE:

BRUCE BILLINGS

WADE JOHNSON

DATED AT KEOKUK, IOWA THIS 5TH DAY OF SEPTEMBER 2025.

**CHAD CAMPBELL
KEOKUK CIVIL SERVICE COMMISSION**



**CIVIL SERVICE COMMISSION
CITY OF KEOKUK
PROMOTIONAL TESTING**

**AS A RESULT OF POLICE DEPARTMENT PROMOTIONAL
EXAMINATIONS CONDUCTED SEPTEMBER 2, 2025, THE CIVIL
SERVICE COMMISSION HEREBY SUBMITS THE FOLLOWING AS
ELIGIBLE FOR THE RANK OF CAPTAIN.**

IN ORDER BY HIGHEST SCORE:

PATRICK HAW

WADE JOHNSON

DATED AT KEOKUK, IOWA THIS 5TH DAY OF SEPTEMBER 2025.

A handwritten signature in blue ink, appearing to read "Chad Campbell", is written over a horizontal line.

**CHAD CAMPBELL
KEOKUK CIVIL SERVICE COMMISSION**

**CASH RECEIPTS
AUGUST 2025**

General Fund	\$	377,737.72
Park Maint./Improv. Total	\$	50,635.00
Road Use Tax	\$	113,216.00
Employee Benefit Total	\$	5,201.47
Sales Tax - Human Development Total	\$	107,680.53
Economic Development Total	\$	10,840.00
Library Trust Total	\$	262.00
Capital Improv. Project Total	\$	960,000.00
Cap Equip Purchase Total	\$	500.00
Capital Project Total	\$	9,520.00
WPC Maint/Operation Total	\$	291,024.63
WPC Improvement Reserve Total	\$	3.44
Solid Waste Total	\$	92,004.73
Municipal Bridge Total	\$	27,064.34
Internal Service Fund Total	\$	62,498.64
TOTAL	\$	2,108,188.50

TREASURER'S REPORT

CALENDAR 8/2025, FISCAL 2/2026

FUND	ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	LIABILITY	END BALANCE
001	GENERAL	3,555,547.05	377,737.72	1,119,704.35	1,563.05	2,815,143.47
002	PARK MAINT/IMPROV	93,650.76	50,635.00	.00	.00	144,285.76
087	PUBLIC WKS EQUIP REP	12,800.78	.00	.00	.00	12,800.78
110	ROAD USE	1,903,263.58	113,216.00	140,933.53	5.03	1,875,551.08
112	EMPLOYEE BENEFIT	685,148.65	5,201.47	5,020.78	.00	685,329.34
119	EMER - TAX LEVY	211,960.22	.00	.00	.00	211,960.22
121	SALES TAX - HUMAN DEV	1,324,757.60	107,680.53	.00	.00	1,432,438.13
122	SALES TAX - INFRASTRUCT	.00	.00	.00	.00	.00
125	TAX INCREMENT FINANCING	398,200.39	.00	.00	.00	398,200.39
160	ECONOMIC DEVELOPMENT	44,809.62-	10,840.00	29,952.25	.00	63,921.87-
167	LIBRARY TRUST	145,204.09	262.00	.00	.00	145,466.09
168	GRAND THEATRE RESERVE	1,051.17	.00	.00	.00	1,051.17
169	MARY E TOLMIE FUND	97,568.85	.00	.00	.00	97,568.85
182	SWIMMING POOL RESERVE	1,070.00	.00	.00	.00	1,070.00
199	AMERICAN RESCUE PLAN	.00	.00	.00	.00	.00
200	DEBT SERVICE	67,210.94	.00	1,250.00	.00	65,960.94
301	CAPITAL IMPROV PROJECTS	4,401,865.58	960,000.00	14,630.86	.00	5,347,234.72
302	RIVERFRONT BARGE	.00	.00	.00	.00	.00
303	CAP EQUIP PURCHASES	10,291.64-	500.00	272,372.99	.00	282,164.63-
304	CAPITAL PROJECT	28,329.67-	9,520.00	15,666.00	.00	34,475.67-
500	PERPETUAL CARE	518,295.29	.00	.00	.00	518,295.29
610	WPC MAINT/OPERATION	1,382,803.48	291,024.63	352,877.65	2,070.35-	1,318,880.11
611	WPC IMPR RESERVE	992,669.15	3.44	11,599.69	.00	981,072.90
612	SEWER MAINT EQUIP REPL	.00	.00	.00	.00	.00
613	WAT POL CONTR CAP	185,837.94	.00	.00	.00	185,837.94
614	SEWER IMPROV RESERVE	31,570.28	.00	.00	.00	31,570.28
617	CDBG SWR POINT REPAIR	1,157,219.40	.00	.00	.00	1,157,219.40
670	SOLID WASTE	546,295.91	92,004.73	433,363.01	.66-	204,936.97
671	SOL WAS EQUIP PRELACE	.00	.00	.00	.00	.00
672	CAP PROJ REMEDIAL	.00	.00	.00	.00	.00
690	MUNICIPAL BRIDGE	1,804,980.29	27,064.34	37,050.88	957.44	1,795,951.19
810	INTERNAL SERVICE FUND	10,716.08	62,498.64	62,613.70	.00	10,601.02
Report Total		19,446,256.55	2,108,188.50	2,497,035.69	454.51	19,057,863.87

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 SEPTEMBER 18, 2025.

REGISTER NO. 5495

AHLERS & COONEY, P.C.	PROFESSIONAL SERVICES	\$	217.50
BEARING HEADQUARTERS CO.	PARTS	\$	69.13
KEOKUK MUNICIPAL WATER WORKS	GARBAGE/SEWER BILLING	\$	3,327.50
GATE CITY PUBLISHING	PUBLICATIONS	\$	941.32
GRAY QUARRIES, INC	ROADROCK	\$	397.86
JIM BAIER, INC	PARTS	\$	615.32
HARTRICK'S LUMBER	SUPPLIES	\$	158.71
RIVER CITY PARTS, INC.	PARTS	\$	31.50
ACCESS SYSTEMS	SERVICE	\$	251.97
KONE INC.	OIL FILTERATION @ EXCHANGE ST.	\$	2,731.00
TASKE FORCE, INC.	SERVICE	\$	13,131.00
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$	625.98
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$	2,118.97
ALLIANT	SERVICE	\$	20,332.88
THE CARDBOARD BOX	UPS CHARGES WWTP	\$	26.74
CENTURY LINK	SERVICE	\$	383.51
GREAT RIVER REGIONAL WASTE	SERVICE	\$	344.78
MIDLAND SCIENTIFIC, INC	LAB SUPPLIES WPC	\$	55.70
MEYERS PLUMBING	MATERIAL/LABOR WWTP WATER LINE	\$	548.58
VAN METER INDUSTRIAL	WORK @ WRRF	\$	4,891.27
KEOKUK CONTRACTORS, INC	CONTRACT WORK	\$	1,730.00
TOM CREW	REIMB.EQUIPT.FOR ANIMAL SHELTR	\$	269.98
DIAMOND CONSTRUCTION COMPANY	COLD PATCH	\$	2,279.40
SOUTHEASTERN COMMUNITY COLLEGE	CONTINUING EDUCATION TUITION	\$	778.00
VEENSTRA & KIMM, INC.	ENGINEERING SERVICES	\$	750.00
KEOKUK AREA CONVENTION AND	HOTEL/MOTEL SUPPORT 1STQTR2025	\$	31,050.00
SECRETARY OF STATE	NOTARY FEE	\$	30.00
SEIRPC	SERVICE	\$	5,000.00
RAIRDEN'S AUTO SALVAGE &	SERVICE	\$	260.00
NORTH CENTRAL LABORATORIES	LAB SUPPLIES WPC	\$	160.86
YOUNGGREN SHOES	SAFETY SHOES CASSIE SHOUP WWTP	\$	182.74
THE HAWK EYE	SUBSCRIPTION LIBRARY	\$	244.40
IOWA PRISON INDUSTRIES	SIGNS STREET DEPT.	\$	643.94
U.S. CELLULAR	SERVICE	\$	900.06
TERMINAL SUPPLY CO.	PARTS/SUPPLIES VEHICLE MAINT.	\$	54.76
PSBA	PROFESSIONAL SERVICES	\$	317.32
USA BLUE BOOK	SUPPLIES	\$	489.10
AT&T MOBILITY	SERVICE	\$	722.30
AUTOZONE	BATTERIES	\$	434.97
FERGUSON ENTERPRISES LLC #1657	CREDIT ON ACCOUNT	\$	(470.20)

REGISTER NO. 5496

DAMON CACKLEY	REIMB.TRAVEL EXPENSES KFD	\$	209.90
WISS & WISS EQUIPMENT INC.	REMAN ASSY STARTER AIRPORT	\$	124.99
O'REILLY AUTOMOTIVE INC.	PARTS	\$	1,440.47
PETERS HEATING & AIR	PARTS/LABOR WORK @ GRAND THEAT	\$	306.00
HY-VEE	ILEA MEALS	\$	2,707.00
LCL FARMS INC.	BIO SOLID SPREADING SEPT.2025	\$	6,500.00
GRAINGER	COLD PACK WWTP	\$	27.10
MES SERVICE COMPANY, LLC	HOLDER,REGULATOR FIRE DEPT.	\$	50.83
BARCO PRODUCTS COMPANY	2-6'BENCH,SURFACE MOUNT,BLACK	\$	2,498.91
LEXISNEXIS RISK DATA	SERVICE	\$	151.23
UNIVERSITY OF IOWA HEALTH CARE	SERVICE	\$	2,614.35
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	\$	235,930.61
SCHUMACHER ELEVATOR COMPANY	QTRLY MAINT.KEOKUK PUB.LIBRARY	\$	478.41
PAT THOMPSON	2-BENCH PLAQUES	\$	291.00
RAILROAD MANAGEMENT COMPANY	SEWER PIPELINE CROSSING RENT	\$	417.05
CARD SERVICES	SUPPLIES PUBLIC LIBRARY	\$	458.97
TWO RIVERS VETERINARY CENTER	ANIMAL SERVICES	\$	1,483.00
MIDWAY FREIGHTLINER,INC.QUINCY	SENSORS,EXHAUST CLAMP FIRE DPT	\$	(28.13)
CHAMPLIN TIRE RECYCLING, INC.	6 BENCH BOARD GREEN/FREIGHT	\$	169.00
VERIZON WIRELESS	SERVICE	\$	596.91
IOWA LAW ENFORCEMENT ACADEMY	SERVICE	\$	300.00
RNJ'S DISTRIBUTION INC.	WATER + FUEL SURCHARGE	\$	10.00
ARMSTRONG TRACTOR LLC	BACKPACK BLOWER TUBE BRDGE/PRK	\$	679.99
KIMBALL MIDWEST	PARTS VEHICLE MAINT.	\$	258.28
CINTAS CORP	SERVICE	\$	2,287.05
RICOH USA, INC.	SUPPLIES PUBLIC LIBRARY	\$	38.27
GPM ENVIRONMENTAL SOLUTIONS	SERVICE CALL LAER FLOW METER	\$	3,584.00
COMMERCIAL CONTRACTING	CONTRACT WORK	\$	1,205.00
AGRINEED, INC.	SUPPLIES KEOKUK MUN.AIRPORT	\$	255.28
ICONNECTYOU	SERVICE	\$	149.38
RADIO KEOKUK	ADVERTISING AUG.2025	\$	500.00
JAMES F. DENNIS	PROFESSIONAL SERVICES	\$	7,680.80
STEVEN R LONG	CITY HALL JANITORIAL SERVICE	\$	600.00
ASCAP	2025 REPORT FORM GRAND THEATRE	\$	102.48
IOWA ONE CALL	SERVICE	\$	217.60
DAN TILLMAN	REIMB. KEYS KVEC	\$	51.27
GREATAMERICA FINANCIAL SVCS.	AGREEMENT KPD	\$	246.08
MCCLURE ENGINEERING CO	KEOKUK MUN.AIRPORT TERMINAL	\$	23,361.19
LIVE VOICE	ANSWERING SERVICE	\$	446.43
SHARED IT INC	IT SERVICES	\$	2,482.14
INFOUSA MARKETING INC	POLK CITY DIRECTORY - LIBRARY	\$	297.40
VERTICAL COMMUNICATIONS INC.	SERVICE	\$	150.00
NAPA AUTO PARTS	PARTS VEHICLE MAINT.	\$	3.15

REGISTER NO. 5497

SCOTT'S ULTRA CLEAN LLC	JANITOR @ KPD SEPT.2025	\$	550.00
EXCEL IT SERVICES	LIBRARY IT SERVICES	\$	396.35
SchraGIS Solutions	GIS MAINTENANCE	\$	300.00
CIVICPLUS LLC	MUNICODE TABS	\$	25.00
ELITE LAWN AND LANDSCAPE LLC	NUICANCE MOWINGS	\$	3,800.00
BATTLE AXE TREE SERVICE LLC	REMOVE LG OAK IN OAKLAND CEM.	\$	1,400.00
CENGAGE LEARNING INC./GALE	SUPPLIES KEOKUK PUBLIC LIBRARY	\$	45.73
EOCENE ENVIRONMENTAL GROUP,INC	EPA BROWNFIELD CLEANUP ELKEM	\$	3,114.00
B&B BUILDING SYSTEMS	BUILDING COVER LABOR WWTP	\$	8,250.00
BOLTON & MENK, INC.	PROFESSIONAL SERVICES	\$	106,199.00
AE JOHNSON LLC	NUISANCE PROPERTIES CLEANUP	\$	565.00
ROBERT WILLIAM PROPERTIES llc	HOME REHAB BLOCK GRANT 120N9TH	\$	36,900.00
		\$	559,907.32



COUNCIL ACTION FORM

Date: 9/18/2025

Presented By: Ferneau

Subject: Sewer Rate Amending Ordinance-2nd Reading Agenda Item: 7

Description:

This is the second reading for the Sewer Rate Amendment Ordinance. The Rate ordinance will implement three 7% rate increases followed by annual 3% rate increases with rate reviews to occur every two years for residential customers. Large industrial customers have been and will continue to be subject to annual 10% rate increases. The reason for the residential rate increase is two-fold. One is a need to keep up with annual inflation costs. The other is to adjust revenue to allow debt service payments currently being paid by the property tax debt service levy with sewer revenue. The goal in this area is to allow the overall property tax levy to be reduced by approximately \$4.50/\$1,000 valuation, specifically for debt service. The current debt service levy is approximately \$7.50/\$1,000 valuation. The intended result is to reduce the debt service levy to approximately \$3.00/\$1,000 valuation. The Finance Committee has discussed this proposal.

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

Finance Committee reviewed the ordinance

Initial Reading Passed

Date _____

August 21, 2025

September 4, 2025

Recommendation:

Staff recommends approval.

Required Action

ORDINANCE ☒ RESOLUTION ☐ MOTION ☒ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

ORDINANCE NO.

**AN ORDINANCE TO AMEND CODE OF ORDINANCES, CITY OF KEOKUK, IOWA,
SECTION 13.08.060 CONCERNING CLASS II SEWER RATES**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA:

Section 1. The Code of Ordinances, City of Keokuk, Iowa is hereby amended by amending Chapter 13.08, Sewer Rates, Subchapter 13.08.060, Class II Rates, to read as follows:

13.08.060 – Class II rates.

Rates for class II users shall reflect a Volume Charge per one unit or seven hundred fifty gallons above the minimum monthly rate, or Basic Service Charge, for the first one thousand five hundred gallons of usage. Volume usage shall be based on actual or estimated monthly water meter readings. For this section, units shall be considered seven hundred fifty gallons of water.

Rates for Class II users are as follows:

		January 2026	July 2026	July 2027	July 2028
Rate Increase		Blended 7%	7%	7%	3%
Class II Rates					
Basic Service Charge (per bill, first 1,500 gallons included)		\$ 34.00	\$ 36.38	\$ 38.93	\$ 41.65
Volume Charge (per one unit or 750 gallons after first 1,500 gallons)		\$ 5.70	\$ 6.10	\$ 6.53	\$ 6.72

Effective July 1 of each year, beginning in 2029, the customer base service charges and volume charges as set forth in this section shall be increased 3 percent (3%) from the prior year, except as amended by ordinance of the City Council. The City shall review said charges and rates every two (2) years to ensure that the system generates adequate revenues to pay the full costs of operation, maintenance, capital projects, and any debt service and to maintain adequate fund balances.

SECTION 2. 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 3. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Initial reading by the Council on this 4th day of September 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

K. A. Mahoney, Mayor

Attest: _____

Celeste El Anfaoui

ROLL CALL: CRENSHAW – AYE WALKER – AYE MULLIN – AYE CACKLEY – AYE
DADE – AYE ANDREWS – AYE TILLMAN – AYE BRYANT – AYE
GREENWALD – AYE

AYES – 9

NAYS – 0

ABSENT – 0

Second reading by the Council on this 18th day of September 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

K. A. Mahoney, Mayor

Attest: _____

Celeste El Anfaoui

ROLL CALL: CRENSHAW – WALKER – MULLIN – CACKLEY – DADE –
ANDREWS – TILLMAN – BRYANT – GREENWALD –

AYES –

NAYS –

ABSENT –



COUNCIL ACTION FORM

Date: 9/18/25

Presented By: Baum

Subject: Public Nudity Ordinance-2nd Reading Agenda Item: 8

Description:

Enact an ordinance related to public nudity.

FINANCIAL

Is this a budgeted item? YES ☐ NO ☒

Line Item #: N/A Title: N/A

Amount Budgeted: N/A

Actual Cost: N/A

Under/Over: N/A

Funding Sources:

N/A

Departments:

Police

Is this item in the CIP? YES ☐ NO ☒ CIP Project Number: N/A

COUNCIL ACTION FORM

Any previous Council actions:

Action

Initial Reading Passed

Date _____

September 4, 2025

Recommendation:

Required Action

ORDINANCE ☒ RESOLUTION ☐ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

ORDINANCE NO.

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY
OF KEOKUK, IOWA, BY ADDING PROVISIONS
PERTAINING TO PUBLIC NUDITY**

Be It Enacted by the City Council of the City of Keokuk, Iowa:

SECTION 1. SECTION ADDED. Chapter 8.03, Assaults and Disturbances, of the Code of Ordinances of the City of Keokuk, Iowa, is amended to add the following section as follows:

8.03.120 Public Nudity.

It shall be unlawful for a person to knowingly allow or permit the exposure of genitals, buttocks, female breasts, or pubic hair of such person while on public property or if said exposure can be viewed from public property. This section shall not apply to breastfeeding.

SECTION 2. 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 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Initial reading by the Council on this 4th day of September 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

K. A. Mahoney, Mayor

Attest: _____

Celeste El Anfaoui

ROLL CALL: CRENSHAW – AYE WALKER – AYE MULLIN – AYE CACKLEY – AYE
DADE – AYE ANDREWS – AYE TILLMAN – AYE BRYANT – AYE
GREENWALD – AYE

AYES – 9

NAYS – 0

ABSENT – 0

Second reading by the Council on this 18th day of September 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

K. A. Mahoney, Mayor

Attest: _____

Celeste El Anfaoui

ROLL CALL: CRENSHAW – WALKER – MULLIN – CACKLEY – DADE –
ANDREWS – TILLMAN – BRYANT – GREENWALD –

AYES –

NAYS –

ABSENT –



COUNCIL ACTION FORM

Date: September 18, 2025

Presented By: Brian Carroll, PWD *BC*

Subject: New 3rd & Des Moines Tunnel Access Agenda Item: _____

Description:

To comply with the Federal EPA Mandate CSO2 separation, the city is required to do a First Flush Study. A new access manhole needs to be constructed at 3rd Street and Des Moines Street to gain entry into the 1895 sewer tunnel. The new access manhole will allow us to install the monitoring/testing equipment into the existing sewer tunnel. The monitoring/testing equipment has already been purchased.

Veenstra & Kimm, Inc. (V&K) has developed plans and specifications for the access manhole. V&K has solicited for bids and received two (2) bids. V&K therefore recommends awarding the contract to the low bidder Keokuk Contractors, Inc. in the amount of \$69,255

FINANCIAL

Is this a budgeted item? YES ☒ NO ☐

Line Item #: 611-815-6750 Title: CAP IMPROV-WPC EQUIP

Amount Budgeted: \$285,000

Actual Cost: \$69,255

Under/Over: _____

Funding Sources:

Departments:

WPC

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

RESOLUTION NO.

**A RESOLUTION APROVING MANHOLE ACCESS AT
3RD AND DES MOINES STREET**

WHEREAS to comply with the Federal EPA Mandate CSO2 Separation, the city is required to do a First Flush Study; and

WHEREAS Veenstra & Kimm, Inc. (V&K) has developed plans and specifications for the access manhole which needs to be constructed at 3rd and Des Moines Street to gain entry into the 1895 sewer tunnel; and

WHEREAS the new access manhole will allow the city to install the monitoring/testing equipment into the existing sewer tunnel, which has already been purchased; and

WHEREAS V&K has solicited for bids and two (2) bids were received, with the low bidder being Keokuk Contractors Inc. in the amount of \$69,255.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that the City Council hereby approve a contract with Keokuk Contractors, Inc. to construct an access manhole at 3rd and Des Moines Street for a cost of \$69,255.

Passed this 18th day of September 2025

Mayor – Kathie Mahoney

Attest – Celeste El Anfaoui



KEOKUK CONTRACTORS, INC.

853 Johnson Street Road
Keokuk, IA 52632
PH. 319-524-7343
Fax 319-524-4238

Corey Baker, President/Owner

Josh Rose, Secretary/Treasurer/Owner

July 9, 2025

Dave Schechinger
Veenstra & Kimm, Inc.
2600 University Parkway
Suite 1
Coralville, IA 52241

RE: New Tunnel Access
3rd & Des Moines
City of Keokuk

We propose to provide labor, material, and equipment to furnish and install the new tunnel access per plans dated 3/26/2025.

We included the pilings required to be placed and removed near the building.

Total Price \$69,255

Clarifications:

1. Quote is good for 30 days.
2. Regular hours Monday-Friday 7am-3:30pm.
3. This proposal excludes any electrical or Alliant fees, modifications to the existing storm sewer within our scope of new construction.

Sincerely,

Bob Roy/cm

Bob Roy
Project Manager



Fye Excavating, Inc.

10165 Sperry Road
Sperry, IA 52650

PROPOSAL

DATE:

9/3/2025

PROPOSAL SUBMITTED TO:

Veenstra & Kimm Inc
2600 University Pkwy Suite 1
Coralville, IA 52241
Attn: Dave

Phone:(319) 985-2200 Fax (319) 985-2610

DESCRIPTION	QTY	RATE	TOTAL
City of Keokuk IA Brick Arch Access @ 3rd and Des Moines Work Scope: Mobilization Hydro vac all utilities Provide and install shoring necessary to excavate next to bldg Excavate to expose existing brick tunnel Excavation for concrete support and support slab Core hole in existing brick sewer, shore as needed, install ss sleeve Provide and install rebar and concrete per drawings Install manhole over sleeve and install concrete collar Backfill with structural fill Bid Notes: **not responsible for hazardous materials **electrical work not figured in pricing above **existing storm sewer on corner of street may need removed and replaced, not included		84,838.00	84,838.00

Proposal void if not accepted within 30 days.

(7.0%)

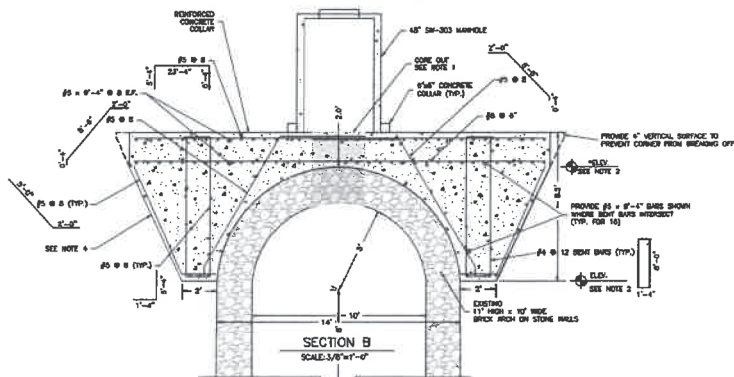
\$0.00

We accept the above proposal.

TOTAL

\$84,838.00

SIGNATURE/Date _____



- NOTES:**
1. INITIAL 3" DIA. SLEEVE FROM TOP OF CONCRETE TO BOTTOM FACE OF BRICK SHOWN. GROUT ANNUAL SPACE BETWEEN SLEEVE AND CONCRETE OUT. MINIMUM GROUT THICKNESS = 3 INCHES. SLEEVE MATERIAL: 318 STEEL. SLOPE: 1" INCH THIN.
 2. EXPOSE 3 INCHES AND PROVIDE EXTERIOR WEATH AND ELEVATION AT TOP OF BRICK. TO ENHANCE CONCRETE COLLAR DESIGN MAY REQUIRE WEATHERING. DO NOT PROCEED WITH COLLAR INSTALLATION UNTIL ENGINEER PROVIDES FINAL DESIGN.
 3. TEMPORARY SHORING OF TUNNEL MAY BE REQUIRED IN ORDER TO CORE ACCESS OPENS. CONTRACTOR TO INCLUDE ANY TEMPORARY SHORING IN THEIR SCOPE OF WORK. ALSO VIBRATION OF CONCRETE SHALL BE REQUIRED TO BE DONE. INSTALLATION OF SHORING TO BE DONE WITHOUT REQUIRING SPECIAL PERMITS. INSTALLATION OF SHORING TO BE DONE WITHOUT REQUIRING SPECIAL PERMITS.
 4. IT IS ACCEPTABLE TO CAST THE CONCRETE CAP ABOVE THE SOLE TO GRADE. THE SLEEVE MAY BE STEEPER THAN 1:1, BUT NO STEEPER THAN 1H:2V.

DATE		PERSON'S	MOBILE	AT MOBILE
0	1	CHAMBER	CHAMBER	001
0	2	CHAMBER	CHAMBER	001
0	3	CHAMBER	CHAMBER	001
0	4	CHAMBER	CHAMBER	001
0	5	CHAMBER	CHAMBER	001
0	6	CHAMBER	CHAMBER	001
0	7	CHAMBER	CHAMBER	001
0	8	CHAMBER	CHAMBER	001
0	9	CHAMBER	CHAMBER	001



VEENSTRA & KIMM INC.



2025 CSO METERING AND SAMPLING
CITY OF KEOKUK

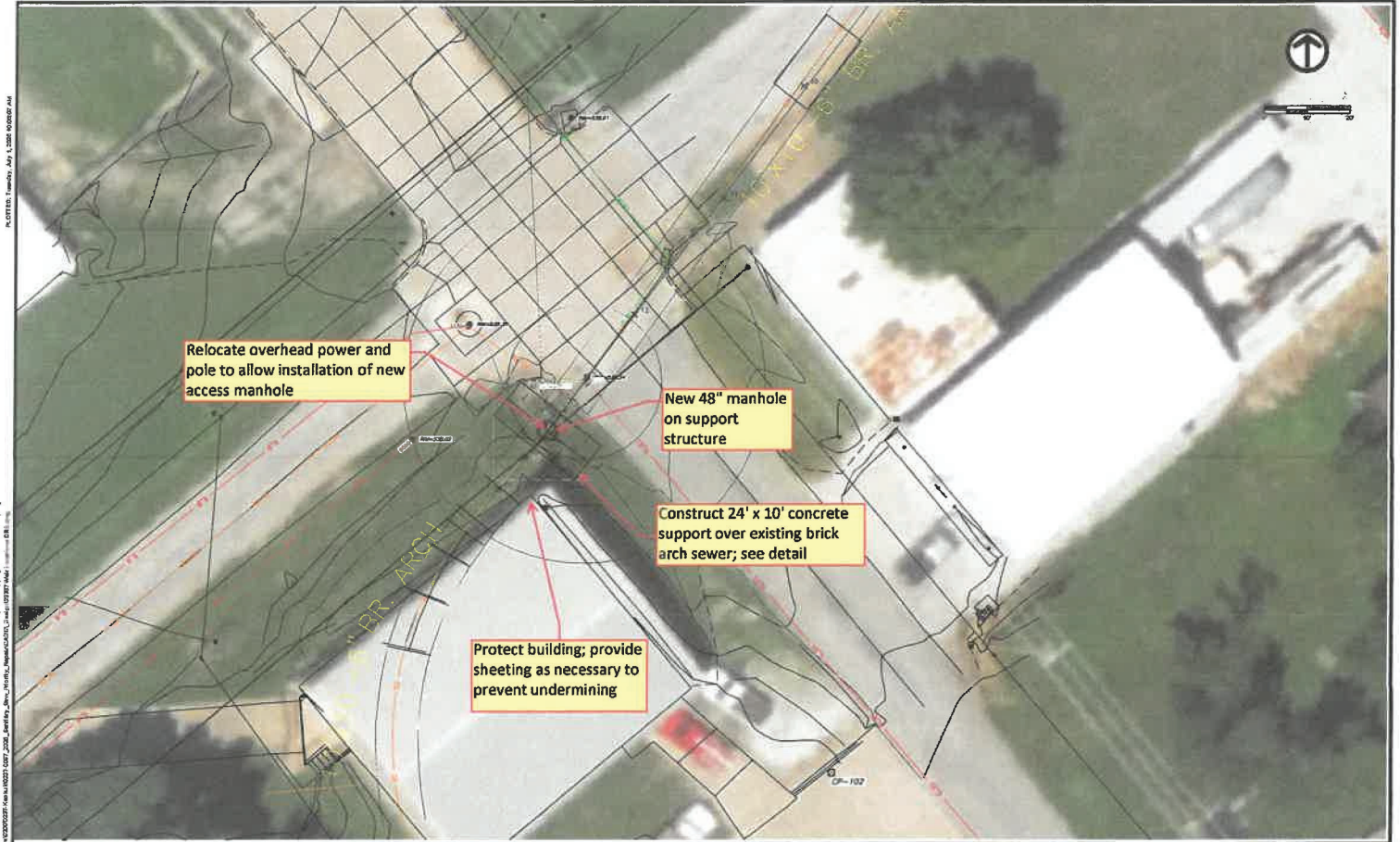
2000 Maryland Highway Safety • Complete, low cost
319-465-1000 • 319-465-1000 FAX • 1-800-341-8188


NEW TUNNEL ACCESS - DETAILS

SHEET NO.

D-01

PROJECT	
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DATE		REVISIONS		FILE NO. 400-000000	 VEENSTRA & KIMM INC.	2025 CSO METERING AND SAMPLING		NEW TUNNEL ACCESS SITE PLAN	SHEET NO.
1	0	1	ISSUED FOR PERMIT	10/1		CITY OF KEOKUK	T-01		
2	0	2	CHECKED	10/1					
3	0	3	APPROVED	000					
4	0	4	SITE	000000					
5	0	5	REVISED FOR	000000					
					2025 University Parkway, Suite 100 • Keokuk, IA 52241 PH: 319.465.1100 • FAX: 319.465.1100 • WWW.VKINC.COM				PROJECT