

**AGENDA**  
**CITY COUNCIL MEETING**  
**September 4, 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 of August 21, 2025;
  - Resolution Approving a Liquor License for Dollar General #2385, 300 Main Street, Class B Retail Alcohol License – effective September 21, 2025;
  - Resolution 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;
7. (a) Now is the time and place for a public hearing 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.  
  
(b) Consider 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.
8. Motion 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.
9. Motion 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.
10. Motion to approve the initial reading of an Ordinance amending the Code of Ordinances of the City of Keokuk, Iowa, by adding provisions pertaining to panhandling.
11. Consider resolution approving the Annual Financial Report for the Fiscal Year ending June 30, 2025.
12. Consider resolution approving an amendment for Timea Street Engineering #2.
13. Council Liaison Reports:
14. Staff Reports:
15. New Business:
16. Adjourn Meeting.

**MINUTES**  
**CITY COUNCIL MEETING**  
**August 21, 2025**  
**501 Main Street**  
**5:30 P.M.**

The City Council of the City of Keokuk met in regular session on August 21, 2025, at 501 Main Street. Mayor Kathie Mahoney called the meeting to order at 5:30 p.m. There were eight council members present, one absent. Carissa Crenshaw, Dorothy Cackley, Devon Dade, Dan Tillman, Tyler Walker, Steve Andrews, Roger Bryant, and Michael Greenwald were present. Jeff Mullin was absent. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Community Development Director Pam Broomhall, Fire Chief Gabe Rose, and Chief of Police Zeth Baum.

**MAYOR'S CORRESPONDENCE:** Informed of upcoming area events, mural done by WallDogs at Grand Theatre, meet and greet for City Administrator Aug 27<sup>th</sup>, emphasized the need for board and commission members, and provided an update on the upcoming election process.

**CITIZENS' REQUEST:** Sherri Samuels, on behalf of Korbyn Shrader, asked that a speed reduction sign be installed on Garfield Avenue due to concerns for the safety of children playing and elderly residents in the area. Dennis Patterson addressed the Council about his property on South 18th Street. He expressed concerns about the steps installed during the recent road reconstruction and asked that they be redone to be wider and blended into his existing setup.

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

- Minutes of the Regular Council meeting of August 7, 2025;
- Cash Receipts & Treasurer's Report for July 2025;
- **RESOLUTION NO. 270-2025:** Approving a Liquor License for Meyers Courtyard, 629 Blondeau Street, Class C Retail Alcohol License – effective August 27, 2025;
- **RESOLUTION NO. 271-2025:** Approving a Liquor License for American Legion, Keokuk Post #41, 727 Main Street, Class C Retail Alcohol License – effective September 28, 2025;
- Approve Application for Liquor License Amendment for Ownership Update for Hy-Vee, Inc. for Hy-Vee Food Store & Hy-Vee Fast & Fresh;
- Approve Cigarette/Tobacco License for Steam Demons Inc., effective August 13, 2025 through June 30, 2026;
- Special Event Permit for Keokuk Cultural & Entertainment District/Main Street Keokuk, Inc., Kilbourne Bandfest, Friday, September 12, 2025, 6-8 p.m., Kilbourne Park, 1900 Timea Street;
- Special Event Permit for Brian Jobe, Rockin' On The River Festival, Saturday, August 23, 2025, 10 a.m. to 12 a.m. at the Rand Park Pavilion;
- Resignation of Erika Barrett from the Historic Preservation Commission, Board of Adjustments, & Keokuk Economic Development Group effective immediately;
- Resignation of Lawrence Barrett from the City Planning Commission & Grand Theatre Commission effective immediately;

- Resignation of Rodger Whitaker from the Rand Park Pavilion Commission, effective August 13, 2025;
- Re-appointment of Terry Twitchell and Jean Toole to the Building & Housing Advisory Board, term to expire September 19, 2028;
- Re-appointment of Brenda Best & Brent Haage to the Keokuk Housing Authority, term to expire September 5, 2027;
- Re-appointment of Diane Stanley to the Human Rights Commission, term to expire September 19, 2028;
- Re-appointment of Dan Logan to the Revolving Loan Fund Committee, term to expire June 1, 2028;
- Re-appointment of Angela Gates and Mary Cecil to the Historic Preservation Commission, term to expire September 1, 2028;
- Re-appointment of Mark Schickedanz to the Airport Commission, term to expire October 20, 2031;
- Appointment of Lisa Celania to fulfill a term on the City Planning Commission, term to expire May 14, 2028;
- Motion to pay bills and transfers listed in Register No.'s 5489-5491;

Motion made by Tillman, second by Greenwald to approve the following proposed **RESOLUTION NO. 272-2025**: "A RESOLUTION AUTHORIZING THE CITY OF KEOKUK TO PAY OFF THE SOUTHEAST IOWA DEVELOPMENT CENTER LOAN FROM KEOKUK ECONOMIC DEVELOPMENT CORPORATION." (8) AYES, (0) NAYS. Motion carried.

Motion made by Tillman, second by Dade to approve immediate payment of relocation expenses to the City Administrator. Motion made by Crenshaw, second by Tillman to table the payment until after Ferneau's 90-day review.

Roll Call Vote to table: AYES – Crenshaw, Tillman, and Greenwald. NAYS – Walker, Cackley, Dade, Andrews, and Bryant. (3) AYES, (5) NAYS. Motion failed.

Original Motion approved (7) AYES, (1) NAY – Crenshaw. Motion carried to approve payment.

Update on Brownfield Grant process for the Elkem Site: Emily Smart, Senior Project Manager with Eocene, presented updates and outlined future plans for the Elkem Carbide site.

**COUNCIL LIAISON REPORTS:** Cackley requested an update on the sewer/animal control roof project. Broomhall reported that the roof will need to be completely redone. Mahoney provided information on Road of Honor donation funds and outlined future plans for their use.

**STAFF REPORTS:** Broomhall provided an update on the recent code revision meeting. Ferneau reported that the Finance Committee will be reviewing sewer rates in the future and noted that a TIF consultation meeting had been held. He further said that funds from the HUD grant are expected to be received in the near future.

**NEW BUSINESS:** Tillman spoke about one-sided parking near the library and on certain one-way streets. Dade commended the City on the chip-and-seal work and mowing. Broomhall provided an update on 604 Grand Avenue.

Motion made by Tillman, second by Dade to adjourn the meeting at 6:25 p.m.

**RESOLUTION NO.**

**A RESOLUTION APPROVING A CLASS B RETAIL ALCOHOL LICENSE FOR  
DOLLAR GENERAL STORE #2385**

**WHEREAS**, Application has been made by Dolgencorp, LLC for a Class B Retail Alcohol License for Dollar General Store #2385, 300 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**, Dolgencorp, 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 Dollar General Store #2385, 300 Main Street, effective September 21, 2025, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 4<sup>th</sup> day of September 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

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

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

**RESOLUTION NO.**

**A RESOLUTION APPROVING A 5-DAY LIQUOR LICENSE FOR LAKE COOPER FOUNDATION – BIG DAM STREET FESTIVAL**

**WHEREAS**, Application has been made by Lake Cooper Foundation for a Class C Retail Alcohol License for Lake Cooper Foundation (Big Dam Street Festival), 8 North Water 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**, Lake Cooper Foundation 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 Lake Cooper Foundation (Big Dam Street Festival), 8 North Water Street, effective September 24-29, 2025 (5-day permit), be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 4<sup>th</sup> day of September 2025.

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 SEPTEMBER 4, 2025.

**REGISTER NO. 5492**

BEARING HEADQUARTERS CO.	PARTS	\$	155.99
GRAY QUARRIES, INC	ROADROCK STREET DEPT.	\$	353.56
RIVER CITY PARTS, INC.	PARTS	\$	45.00
KERR FABRICATORS, INC.	FAB WORK SANITATION	\$	53.15
S. J. SMITH WELDING SUPPLY	RENTAL JULY 2025 BRIDGE DEPT.	\$	10.50
IDEAL READY MIX COMPANY, INC	CONCRETE SEWER DEPT.	\$	337.00
MICROBAC LABORATORIES, INC	WPC TEST SAMPLES	\$	2,868.00
TASKE FORCE, INC.	SERVICE	\$	12,186.00
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$	331.16
MCFARLAND-SWAN OFFICE CITY	SUPPLIES - LIBRARY	\$	294.91
ALLIANT	SERVICE	\$	59,104.60
THE CARDBOARD BOX	UPS CHARGES WWTP	\$	29.99
HACH COMPANY	WPC LAB SUPPLIES	\$	274.00
CENTURY LINK	SERVICE	\$	520.31
GREAT RIVER REGIONAL WASTE	SERVICE	\$	22,225.86
LEE COUNTY RECORDER/REGISTRAR	SERVICE	\$	22.00
MIDLAND SCIENTIFIC, INC	LAB SUPPLIES WPC	\$	15,487.11
DEMCO, INC	SUPPLIES KEOKUK PUBLIC LIBRARY	\$	155.28
MEYERS PLUMBING	SERVICE CALL-WATER METER WWTP	\$	170.00
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$	104.04
ELECTRIC PUMP	SERVICE	\$	1,288.39
ENDERLE HEATING & A/C COMPANY	PARTS/LABOR @ FIRE DEPT.	\$	150.50
SECRETARY OF STATE	NOTARY	\$	30.00
PATTERSON PLUMBING & HEATING	PARTS/LABOR @ GRAND THEATRE	\$	153.00
NORTH CENTRAL LABORATORIES	LAB SUPPLIES WPC	\$	104.15
FERGUSON ENTERPRISES LLC #1657	CREDIT ON ACCOUNT	\$	(470.20)
KEOKUK FARM & HOME SUPPLY	SUPPLIES	\$	1,075.76
SEIRPC	RLF ADMIN FY25 JLY2024-JUNE25	\$	4,858.63
CAPITAL ONE	SUPPLIES	\$	652.13
MEDIACOM	SERVICE	\$	1,157.49
AMSTED RAIL COMPANY, INC.	FRANCHISE FEE REBATE	\$	29,295.13
HILL'S PET NUTRITION SALES, INC	ANIMAL CONTROL SUPPLIES	\$	29.26
IMI EQUIPMENT, LLC	PARTS	\$	906.46
LEE COUNTY TREASURER	158 NUISANCE LIENS FILING FEE	\$	790.00
KATHY JOYCE	REIMB.SUPPLIES GRAND THEATRE	\$	73.72
CARD SERVICES	KEOKUK PUBLIC LIBRARY SUPPLIES	\$	564.88
MIDWAY FREIGHTLINER, INC. QUINCY	CREDIT ON ACCOUNT	\$	(28.13)
WEST CENTRAL FS INC.	BULK DIESEL FUEL	\$	20,083.80
VERIZON WIRELESS	SERVICE	\$	154.14

**REGISTER NO. 5493**

ACCO	SUPPLIES PUBLIC POOL	\$	2,847.00
BERGMAN FARM SUPPLY, INC.	50'HOSE VEHICLE MAINTENANCE	\$	137.95
IDALS	ANIMAL WELFARE LICENSE RENEWAL	\$	150.00
JERRY HERR	REIMB.SUPPLIES GRAND THEATRE	\$	65.25
DARKSIDE TINT & GRAPHIX	PARK SIGNS	\$	250.00
LIBERTY UTILITY IOWA	SERVICE	\$	2,252.05
DIANNE STANLEY	MANAGER FEE, REIMB. SUPPLIES	\$	550.83
INTERSTATE BILLING SERVICE,INC	PARTS SANITAITON DEPT.	\$	164.80
LYNCH DALLAS, PC.	SERVICE	\$	4,645.50
ARMSTRONG TRACTOR LLC	PARTS BRIDGE,PARK & CEMETERY	\$	8,528.86
JAVA RIVER COFFEEHOUSE &	GRAND THEATRE 100 CELEBRATION	\$	600.00
TSS	SERVICE	\$	118.00
GPM ENVIRONMENTAL SOLUTIONS	GPMFLOWLINK 6 SITES KEOKUK	\$	6,732.00
COMMERCIAL CONTRACTING	CONTRACT WORK	\$	7,230.00
ICONNECTYOU	SERVICE	\$	733.31
UNITED SYSTEMS, INC.	3YR LIC./STANDARD LABOR SEIDC	\$	626.00
MIDWEST INDUSTRIAL SERVICES	MATERIALS FOR PLATFORM @ BRIDGE	\$	2,316.00
RICOH USA, INC.	KEOKUK PUBLIC LIBRARY SUPPLIES	\$	126.00
DIGITAL COPY SYSTEMS	CONTRACT SEPT.2025-2026 ST DEPT.	\$	898.38
JANICE LINDNER	REIMBURSE GRAND THEATER	\$	1,288.19
STEVEN R LONG	CITY HALL JANITORIAL SERVICE	\$	600.00
AC CONTRACTING LLC	REMOVE TREE GRAND AVENUE	\$	8,500.00
HOTSY CLEANING SYSTEMS INC.	SUPPLIES VEHICLE MAINT.	\$	86.07
NEWBERRY LANDSCAPING LLC	NUISANCE PROPERTIES	\$	2,040.00
DINGES FIRE COMPANY	2-PRV AND BLEEDER FIRE DEPT.	\$	4,134.69
WALZ LABEL AND MAILING SYSTEMS	3MONTH LEASE SEPT-DEC.2025	\$	292.05
NORRIS ASPHALT PAVING	1/2' SURFACE STREET DEPT.	\$	791.04
TRI-STATE HEATING & ELECTRIC	NUISANCE MOWINGS	\$	3,420.00
VERTICAL COMMUNICATIONS INC.	SERVICE	\$	188.04
NAPA AUTO PARTS	PARTS SANITATION KUBOTA BATWNG	\$	154.06
GINA DEAN	LABOR/SUPPLIES-GRAND THEATRE	\$	681.75
EVORA ENERGY, LLC	LABOR/TRIP/TRUCK @ AIRPORT	\$	4,241.98
BRIAN CARROLL	REIMB.TRAVEL EXPENSES	\$	203.04
BENJAMIN SPARROW	GRAND THEATER JANITORIAL	\$	315.00
ELITE LAWN AND LANDSCAPE LLC	NUICANCE MOWINGS	\$	2,730.00
ACCESS SYSTEMS LEASING	SERVICE KEOKUK PUBLIC LIBRARY	\$	182.35
HEY BRUCE INC.	MOWING/EQUIPT.MAINT.@ AIRPORT	\$	990.00
BLUE UMBRELLA BAKERY	DESERTS FOR GRAND THEATRE	\$	224.50
KEOKUK COLUMBIAN ROOM	GRAND THEATRE 100 CELEBRATION	\$	323.44
JONES CONTRACTING CORP.	KEOKUK RIVERFRONT TRAIL	\$	127,169.08
CENGAGE LEARNING INC./GALE	KEOKUK PUBLIC LIBRARY SUPPLIES	\$	132.05
EOCENE ENVIRONMENTAL GROUP,INC	KEO EPA BROWNFIELD CLEANUPGRNT	\$	3,373.50
MEGAN BAUM	KPD CAR WASHES JUNE & JULY2025	\$	450.00

**REGISTER NO. 5494**

MCCLOUD SERVICES	SERVICE	\$	119.32
LEE COUNTY FLORAL LLC	CRAFT & CHAT @ PUBLIC LIBRARY	\$	300.00
COAST TO COAST CALIBRATIONS,	SERVICE WWTP	\$	384.40
MICHELLE MORTIMER	GRAND THEATRE MANAGER FEE	\$	200.00
POINTE PEST CONTROL-IL, LLC	SERVICE @ LIBRARY	\$	14.90
ON-SITE SERVICES US, INC.	COMMERCIAL DRAPERY CLEANING	\$	6,951.00
MUNDT PIANO AND ORGAN CO.	PIANO TUNING @ GRAND THEATRE	\$	120.00
BRAD WILKENING	SERVICE @ LIBRARY	\$	200.00
MARTIN'S LOCK & KEY	LABOR/SERVICE CALL @ LIBRARY	\$	200.00
		\$	385,569.95





# COUNCIL ACTION FORM

Date: 9/4/2025

Presented By: Ferneau

Subject: Urban Renewal Amendment #8 Agenda Item: 7 a & b

## Description:

1. Public hearing on the proposed Amendment No. 8 to the Amended and Restated Twin Rivers Urban Renewal Plan
2. Resolution determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination 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 the Amendment No. 8 to the Amended and Restated Twin Rivers Urban Renewal Plan

## 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  
8/7/2025

Date  
set public hearing

### Recommendation:

Staff recommends approval.

## Required Action

ORDINANCE ☐ RESOLUTION ☒ MOTION ☒ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_  
TO \_\_\_\_\_  
\_\_\_\_\_

## CITY COUNCIL VOTES

[illegible]

Consultation regarding Amended and Restated Twin Rivers Urban Renewal Plan  
Amendment No. 8

August 14, 2025, 2pm  
501 Main Street Keokuk, IA 52632

Present: James Ferneau (City Administrator, City of Keokuk) and Gary Seyb (Lee County  
Supervisor, District 4)

Reviewed items being added to the plan.

## ITEMS TO INCLUDE ON AGENDA

### CITY OF KEOKUK, IOWA

September 4, 2025

5:30 P.M.

#### Amended and Restated Twin Rivers Urban Renewal Plan

- Public hearing on the proposed Amendment No. 8 to the Amended and Restated Twin Rivers Urban Renewal Plan
- Resolution determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination 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 the Amendment No. 8 to the Amended and Restated Twin Rivers Urban Renewal Plan

### IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be 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 body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

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

September 4, 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, at 5:30 P.M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

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

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

\* \* \* \* \*

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 8 to the Amended and Restated Twin Rivers Urban Renewal Plan, the Mayor first asked for the report of the City Administrator, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that no written recommendations were received from affected taxing entities. The report of the City Administrator, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Amendment, and the City Clerk reported that no written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the Amendment No. 8 to the Amended and Restated Twin Rivers Urban Renewal Plan and \_\_\_\_\_ were made. The public hearing was then closed.

{Attach summary of comments here,  
or include summary of comments in meeting minutes}

Council Member \_\_\_\_\_ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION 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" and moved:

- ☐ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal 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 DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION 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**

**WHEREAS**, by Resolution No. 96-08, adopted April 24, 2008, this Council approved and adopted the Amended and Restated Twin Rivers Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Twin Rivers Urban Renewal Area ("Area" or "Urban Renewal Area"), combining the Keokuk Senior Housing Limited Partnership Development Urban Renewal Area, the Downtown Urban Renewal Area, and the North Main Street Urban Renewal Area, together with additional property, with the Twin Rivers Urban Renewal Area of the City of Keokuk, Iowa; and

**WHEREAS**, the Plan has subsequently been amended multiple times, lastly by the adoption of Amendment No. 7 to the Plan, adopted by Resolution No. 83-2022 on June 2, 2022; and

**WHEREAS**, this Urban Renewal Area currently includes and consists of:

### **ORIGINAL AREA**

Beginning at the intersection of the centerline of U.S. Highway 218 and the centerline of Plank Road; thence Southeasterly along said centerline of Plank Road to the centerline of Eicher Street; thence East along said centerline of Eicher Street to the centerline of Middle Road; thence South along said centerline of Middle Road to the centerline of Washington Street; thence East along said centerline of Washington Street to the centerline of Orleans Avenue; thence Southeasterly along said centerline of Orleans Avenue to the centerline of North 17th Street; thence Northeasterly along said centerline of North 17th Street to the intersection of said centerline of North 17th Street extended and the ordinary high water mark of the Mississippi River; thence Southerly and Westerly along said ordinary high water mark of the Mississippi River to the intersection of said ordinary high water mark of the Mississippi River and the ordinary high water mark of the Des Moines River; thence West along said ordinary high water mark of the Des Moines River to the intersection of said ordinary high water mark of the Des Moines River and the West line of Section 34 in Township 65 North, Range 5 West; thence North along said West line of Section 34 to the North line of said Section 34; thence East along said North line of Section 34 to the intersection of said North line of Section 34 and the East right-of-way of U.S. Highway 61; thence South along said East right-of-way



of U.S. Highway 61 to the intersection of said East right-of-way of U.S. Highway 61 and the North right-of-way of U.S. Highway 136; thence Easterly along said North right-of-way of U.S. Highway 136 to the North-South center of section lines of Sections 35, 26 and 23, Township 65 North, Range 5 West; thence north along the said North-South center of section line of Sections 35, 26 and 23 in said Township and Range to the intersection of the centerline of Johnson Street Road; thence West along said centerline of Johnson Street Road to the centerline of U.S. Highway 61 and Johnson Street Road; thence West along said centerline of Johnson Street Road, 560 feet; thence North, 305 feet; thence West 339 feet to the center of Kindustry Road; thence South along the center of Kindustry Road 306 feet to the center of Johnson Street Road; thence West along the center of said Johnson Street Road, 514 feet; thence around the boundary of Kindustry Park through the following described courses; N 00° 13' 32" W, 773.25'; thence N 89° 54' 40" W, 169.0 feet; thence S 00° 13' 32" E, 318.95 feet; thence N 80° 08' 03" W, 503.33 feet; thence N 00° 33' 34" W, 785.29 feet to the South line of the N.W. ¼ of Section 22; thence N 89° 48' 33" W along said South line 232.49 feet; thence N 09° 29' 38" W, 280.88 feet; thence N 89° 18' E, 16.7 feet; thence N 09° 27' 38" W, 406.82 feet; thence N 00° 26' 37" W, 297.8 feet; thence S 89° 33' 23" W, 137.12 feet to the East R.O.W. line of Varner Road; thence N 00° 26' 38" W along said R.O.W., 341.18 feet to the Northwest corner of Lot 10 in Kindustry Park; thence S 89° 44' 58" E along the North line of Kindustry Park 2,487.45 feet to the Northeast corner of Lot 1 in Kindustry Park; thence continuing S 89° 44' 58" E (leaving Kindustry Park) 65 feet to the center of U.S. Highway 61; thence North along the center of said U.S. Highway 61, a distance of 5,720 feet; thence N 57° 00' E, 210 feet, more or less, to the Southwesterly R.O.W. line of the BNSF Railroad extended; thence Southeasterly along said R.O.W. line extended, 230 feet, more or less to the Northwesterly corner of the BNSF Railroad R.O.W.; thence Northeasterly, 50' to the Northeasterly R.O.W. of the BNSF Railroad; thence Southeasterly along said R.O.W. line, 290 feet more or less to a property line; thence Northeasterly along said property line, 900 feet, more or less, to the centerline of Main Street Road (U.S. Highway 218); thence Southeasterly along said centerline of U.S. Highway 218 to the point of beginning.

AMENDMENT NO. 1

Did not add or remove land.

AMENDMENT NO. 2

Removed land as follows:

Beginning at the west corner of lot 7, Fayette Square, City of Keokuk, Lee County, Iowa; thence northeasterly one-hundred and sixty feet (160') to the west corner of lot 6, thence southeasterly three hundred feet (300') to the south corner of lot 1, thence southwesterly one hundred and sixty feet (160') to the south corner of lot 12, thence northwesterly three hundred feet (300') and to the point of beginning.

AMENDMENT NO. 3

Did not add or remove land.

AMENDMENT NO. 4 SUBAREA

Beginning where the centerline of North 17th Street extended intersects the ordinary high water mark of the Mississippi River; thence Northeasterly along said centerline of North 17<sup>th</sup> Street extended, to the middle of the main channel of the Mississippi River; thence Southerly and Westerly along said middle of the main channel of the Mississippi River to a point where the boundary line between Missouri and Iowa, if continued, would intersect; thence up the boundary line to the middle of the main channel of the Des Moines River; thence west along the middle of the main channel of the Des Moines River to the intersection of said middle of the main channel and the west line of Section 34, Township 65 North, Range 5 West; thence north along said West line of Section 34 to the ordinary high water mark of the Des Moines River; thence easter along said ordinary high water mark of the Des Moines River to the intersection the ordinary high water mark of the Mississippi River; thence easterly and northly along the ordinary high water mark of the Mississippi River to the Point of Beginning in Keokuk, Lee County, Iowa.

AMENDMENT NO. 5

Did not add or remove land.

AMENDMENT NO. 6

Removed land as follows:

Beginning at the intersection of the city boundary line in the Mississippi River and Blondeau Street extended, thence Northwesterly along the centerline of Blondeau Street to its intersection with North 1st Street, thence Southwesterly along the centerline of North 1st Street to its intersection with the centerline of the alley, extended, in Block 12, Original City of Keokuk, thence Northwesterly along the centerline line of the alleys extended in Blocks 12 and 27, Original City of Keokuk, to its intersection with the centerline of North 3rd Street, thence Northeasterly along the centerline of North 3rd Street to its intersection with the centerline of Concert Street, thence Northwesterly along the centerline of Concert Street to its intersection with the centerline of North 4th Street, thence Southwesterly along the centerline of North 4th Street to its intersection with the alley extended in Block 38, Original City of Keokuk, thence Northwesterly along the centerline of the alleys in Block 38, 63 and 95, Original City of Keokuk, extended, to its intersection with the centerline of North 7th Street, thence Southwesterly along the centerline of North 7th Street to its intersection with the centerline of the alley, extended, in Block 106, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 106 to its intersection with the centerline of North 8th Street, thence Northeasterly along the centerline of North 8th Street 50 feet to the Southwesterly boundary of the Lot line dividing Lot 1, Block 125, Original City of Keokuk, thence Northwesterly, 50 feet to the Northeasterly boundary of Lot 1,

Block 125, Original City of Keokuk, thence Southwesterly 50 feet to the centerline of the alley in Block 125, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 125, Original City of Keokuk, to its intersection with the centerline of North 9th Street, thence Northeasterly to its intersection with the centerline of Blondeau Street, thence Northwesterly along the centerline of Blondeau Street to the centerline of Fayette Square fronting on Blondeau Street, thence Southwesterly to the centerline of the alley in Fayette Square, thence Northwesterly along the centerline of the alley in Fayette Square and the alleys extended in Blocks 155 and 168, Original City of Keokuk, to its intersections with the centerline of North 12th Street, thence Northeasterly along the centerline of North 12th Street to its intersection of the centerline of Blondeau Street, thence Northwesterly along the centerline of Blondeau Street to its intersection with the centerline of North 13th Street, thence Southwesterly along the centerline of North 13th Street to its intersection with the alley extended in Block 200, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 200, Original City of Keokuk, to its intersection with the centerline of North 14th Street, thence Southwesterly along the centerline of 14th Street to its intersection with the centerline of Johnson Street, thence Southeasterly along the centerline of Johnson Street to its intersection of the centerline of South 13th Street, thence Southwesterly to its intersection with the alley extended in Block 182, Original City of Keokuk, thence Southeasterly along the centerline of the alley in Block 182, Original City of Keokuk, to its intersection with the centerline of South 12th Street, thence Northeasterly along the centerline of South 12th Street to its intersection with the centerline of Johnson Street, thence Southeasterly along the centerline of Johnson Street to its intersection with the centerline of South 4th Street, thence Southwesterly along the centerline of South 4th Street to the centerline of Exchange Street, thence Southeasterly along the centerline of Exchange Street to its intersection with the centerline of South 2nd Street, thence Southwesterly along the centerline of South 2nd Street to its intersection with the centerline of Bank Street, thence Southeasterly along the centerline of Bank Street to its intersection with the centerline of South 1st Street, thence Southwesterly along the centerline South 1st Street to its intersection with Des Moines Street extended, thence Southeasterly along the centerline of Des Moines Street to its intersection with the city boundary line in the Mississippi River, thence Northeasterly along the city boundary line in the Mississippi River to point of beginning

EXCEPT the following portion of the Downtown Urban Renewal Subarea which shall remain part of the Twin Rivers Urban Renewal Area and may continue to be referred to as the Downtown Urban Renewal Subarea:

Lot 3 and the Easterly 21 Feet of Lot 4, Block 93, Original City of Keokuk,  
Lee County, Iowa

And

The full right of way for Main Street from 6<sup>th</sup> Street to 7<sup>th</sup> Street, including the intersections with each, and the full right of way for 6<sup>th</sup> Street from Main Street to Johnson Street including the intersections with each.

Note: the following portion of the Downtown Urban Renewal Subarea was previously removed from the Twin Rivers Urban Renewal Area by Amendment No. 2 to the Amended and Restated Twin Rivers Urban Renewal Plan in 2016 and was placed in a separate urban renewal area – the Keokuk Senior Lofts Urban Renewal Area:

Beginning at the west corner of lot 7, Fayette Square, City of Keokuk, Lee County, Iowa; thence northeasterly one-hundred and sixty feet (160') to the west corner of lot 6, thence southeasterly three hundred feet (300') to the south corner of lot 1, thence southwesterly one hundred and sixty feet (160') to the south corner of lot 12, thence northwesterly three hundred feet (300') and to the point of beginning.

#### AMENDMENT NO. 7 SUBAREA

Beginning at the intersection of the city boundary line in the Mississippi River and Blondeau Street extended, thence Northwesterly along the centerline of Blondeau Street to its intersection with North 1st Street, thence Southwesterly along the centerline of North 1st Street to its intersection with the centerline of the alley, extended, in Block 12, Original City of Keokuk, thence Northwesterly along the centerline line of the alleys extended in Blocks 12 and 27, Original City of Keokuk, to its intersection with the centerline of North 3rd Street, thence Northeasterly along the centerline of North 3rd Street to its intersection with the centerline of Concert Street, thence Northwesterly along the centerline of Concert Street to its intersection with the centerline of North 4th Street, thence Southwesterly along the centerline of North 4th Street to its intersection with the alley extended in Block 38, Original City of Keokuk, thence Northwesterly along the centerline of the alleys in Block 38, 63 and 95, Original City of Keokuk, extended, to its intersection with the centerline of North 7th Street, thence Southwesterly along the centerline of North 7th Street to its intersection with the centerline of the alley, extended, in Block 106, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 106 to its intersection with the centerline of North 8th Street, thence Northeasterly along the centerline of North 8th Street 50 feet to the Southwesterly boundary of the Lot line dividing Lot 1, Block 125, Original City of Keokuk, thence Northwesterly, 50 feet to the Northeasterly boundary of Lot 1, Block 125, Original City of Keokuk, thence Southwesterly 50 feet to the centerline of the alley in Block 125, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 125, Original City of Keokuk, to its intersection with the centerline of North 9th Street, thence Northeasterly to its intersection with the centerline of Blondeau Street, thence Northwesterly along the centerline of Blondeau Street to the centerline of Fayette Square fronting on Blondeau Street, thence Southwesterly to the centerline of the alley in Fayette Square, thence

Northwesterly along the centerline of the alley in Fayette Square and the alleys extended in Blocks 155 and 168, Original City of Keokuk, to its intersections with the centerline of North 12th Street, thence Northeasterly along the centerline of North 12th Street to its intersection of the centerline of Blondeau Street, thence Northwesterly along the centerline of Blondeau Street to its intersection with the centerline of North 13th Street, thence Southwesterly along the centerline of North 13th Street to its intersection with the alley extended in Block 200, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 200, Original City of Keokuk, to its intersection with the centerline of North 14th Street, thence Southwesterly along the centerline of 14th Street to its intersection with the centerline of Johnson Street, thence Southeasterly along the centerline of Johnson Street to its intersection of the centerline of South 13th Street, thence Southwesterly to its intersection with the alley extended in Block 182, Original City of Keokuk, thence Southeasterly along the centerline of the alley in Block 182, Original City of Keokuk, to its intersection with the centerline of South 12th Street, thence Northeasterly along the centerline of South 12th Street to its intersection with the centerline of Johnson Street, thence Southeasterly along the centerline of Johnson Street to its intersection with the centerline of South 4th Street, thence Southwesterly along the centerline of South 4th Street to the centerline of Exchange Street, thence Southeasterly along the centerline of Exchange Street to its intersection with the centerline of South 2nd Street, thence Southwesterly along the centerline of South 2nd Street to its intersection with the centerline of Bank Street, thence Southeasterly along the centerline of Bank Street to its intersection with the centerline of South 1st Street, thence Southwesterly along the centerline South 1st Street to its intersection with Des Moines Street extended, thence Southeasterly along the centerline of Des Moines Street to its intersection with the city boundary line in the Mississippi River, thence Northeasterly along the city boundary line in the Mississippi River to point of beginning

EXCEPT the following property which was NOT removed by Amendment No. 6 to the Amended and Restated Twin Rivers Urban Renewal Plan and remains part of the Twin Rivers Urban Renewal Area and continues to be referred to as the Downtown Urban Renewal Subarea:

Lot 3 and the Easterly 21 Feet of Lot 4, Block 93, Original City of Keokuk, Lee County, Iowa

And

The full right of way for Main Street from 6<sup>th</sup> Street to 7<sup>th</sup> Street, including the intersections with each, and the full right of way for 6<sup>th</sup> Street from Main Street to Johnson Street including the intersections with each.

AND EXCEPT the following property that was previously removed from the Twin Rivers Urban Renewal Area by Amendment No. 2 to the Amended and Restated

Twin Rivers Urban Renewal Plan in 2016 and was placed in a separate urban renewal area – the Keokuk Senior Lofts Urban Renewal Area:

Beginning at the west corner of lot 7, Fayette Square, City of Keokuk, Lee County, Iowa; thence northeasterly one-hundred and sixty feet (160') to the west corner of lot 6, thence southeasterly three hundred feet (300') to the south corner of lot 1, thence southwesterly one hundred and sixty feet (160') to the south corner of lot 12, thence northwesterly three hundred feet (300') and to the point of beginning.

WHEREAS, a proposed Amendment No. 8 to the Plan ("Amendment No. 8" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update, add, and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 8 adds no new land to the Urban Renewal Area; and

WHEREAS, by resolution adopted on August 7, 2025, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 8 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 8 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the City Administrator, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 8 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Daily Gate City, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 8, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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



Section 1. That the findings and conclusions set forth or contained in Amendment No. 8 concerning the area of the City of Keokuk, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 8 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development and blighted area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 8 to the Amended and Restated Twin Rivers Urban Renewal Plan of the City of Keokuk, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 8 to the Amended and Restated Twin Rivers Urban Renewal Plan for the City of Keokuk, State of Iowa"; Amendment No. 8, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 8 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 8 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 8 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Lee County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 8, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 4<sup>th</sup> day of September, 2025.

---

K.A. Mahoney, Mayor

ATTEST:

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Celeste El Anfaoui, City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.



ATTACH THE AMENDMENT  
LABELED AS EXHIBIT 1 HERE

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 4<sup>th</sup> day of September, 2025.

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

(SEAL)

# **EXHIBIT 1**

## **AMENDMENT NO. 8**

**to the**

## **AMENDED AND RESTATED TWIN RIVERS URBAN RENEWAL PLAN**

**for the**

## **TWIN RIVERS URBAN RENEWAL AREA CITY OF KEOKUK, IOWA**

**Original Area - 1990**

**Amended and Restated - 2008**

**Amendment #1 - 2013**

**Amendment #2 - 2016**

**Amendment #3 – 2018**

**Amendment #4 - 2019**

**Amendment #5 - 2020**

**Amendment #6 – 2021**

**Amendment #7 – 2022**

**Amendment #8 - 2025**

**AMENDMENT NO. 8**  
**to the**  
**AMENDED AND RESTATED TWIN RIVERS URBAN RENEWAL PLAN**  
**for the**  
**TWIN RIVERS URBAN RENEWAL AREA**  
**CITY OF KEOKUK, IOWA**

The Amended and Restated Twin Rivers Urban Renewal Plan for the Twin Rivers Urban Renewal Area (“Twin Rivers Area” or “Urban Renewal Area”) was originally adopted in 2008 when four previously separate urban renewal areas (the original Twin Rivers Urban Renewal Area, the Keokuk Senior Housing Limited Partnership Development Area, the Keokuk Downtown Urban Renewal Area, and the North Main Street Urban Renewal Area) were unified into a single urban renewal area and additional property was added to the unified area. At that time, the plan for the unified urban renewal area was renamed as the Amended and Restated Twin Rivers Urban Renewal Plan (“Plan,” “Urban Renewal Plan,” or “Amended and Restated Plan”). The Urban Renewal Plan has been amended seven times.

The City is further amending the Urban Renewal Plan with the adoption of this Amendment No. 8 to the Plan (“Amendment No. 8” or “Amendment”) to update, add, and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the Amended and Restated Twin Rivers Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

**DEVELOPMENT PLAN**

The City has a general plan for the physical development of the City as a whole outlined in the Keokuk Comprehensive Plan, adopted in June 2018. The Urban Renewal Plan, as amended by this Amendment, is in conformity with the City’s Comprehensive Plan.

As the Urban Renewal Area continues to develop, the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area will be evaluated and planned for by the City and may be identified as urban renewal projects in a future amendment.

This Amended and Restated Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

**ELIGIBLE URBAN RENEWAL PROJECTS**  
**(Amendment No. 8 to the Urban Renewal Plan)**

Nothing in this Amendment alters or negates any projects previously identified or approved in the Plan or any prior amendment thereto. Although certain project activities may occur over a period of years, the additional urban renewal projects identified under this Amendment No. 8 include:

**1. Public Improvements:**

<b>Project</b>	<b>Estimated Project Date</b>	<b>Estimated Cost</b>	<b>Rationale</b>
Total reconstruction of that portion of Timea Street in the Urban Renewal Area from approximately 22nd Street to 7th Street, including all public utilities in the right of way	2025 - 2030	\$4,000,000 – \$5,000,000	Street and utility work to advance blight remediation and economic development in the Area.
Sewer separation project along or in the vicinity of Timea Street from approximately 17th Street to 7th Street, and including but limited to the installation of stormwater intakes along Timea Street and new stormwater pipe that ties into previously separated stormwater pipes on Palean Street. The project will also involve the complete rebuild of two blocks of 14th Street to allow for the replacement of new stormwater pipes located under the street.	2025 - 2030	\$2,000,000 – \$3,000,000	Street and utility work to advance blight remediation and economic development and satisfy governmental sewer discharge oversight requirements.
TOTAL		\$6,000,000 – \$8,000,000	

**2. Development Agreements:**

The City expects to consider future requests for Development Agreements for projects that are consistent with the Plan, as amended, in the City's sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by the Plan, including but

not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such future Development Agreements will not exceed \$2,000,000.

**3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support the urban renewal project and planning:**

<b>Project</b>	<b>Estimated Date</b>	<b>Estimated Cost to be funded by TIF Funds</b>
Fees and Costs	Undetermined	Not to Exceed \$25,000 per year for up to five years

**FINANCIAL DATA**

1.	July 1, 2025 constitutional debt limit:	\$38,356,258
2.	Current outstanding general obligation debt:	\$27,576,000
3.	Proposed amount of indebtedness to be incurred by the City: A specific amount of debt to be incurred by the City for the Eligible Urban Renewal Projects (Amendment No. 8) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects (Amendment No. 8) to the City as described above will be approximately as stated in the next column:	\$8,125,000 - 10,125,000  This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

**URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools, such as those described below, to successfully undertake eligible urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

**A. Tax Increment Financing.**

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Urban Renewal Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base

value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements or urban renewal projects within the Urban Renewal Area, as amended, and for other urban renewal projects or incentives for development consistent with the Amended and Restated Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be that the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in the Amended and Restated Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Urban Renewal Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

### **EFFECTIVE PERIOD**

This Amendment No. 8 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Amended and Restated Plan, any prior amendment, resolution, or document, the Amended and Restated Plan and Area, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code.

The use of incremental property tax revenues, or the “division of revenue,” as those words are used in Iowa Code Chapter 403, for Tax Increment Financing (“TIF”) will be consistent with Chapter 403. Because the Urban Renewal Area is designated as both blighted and appropriate for economic development, there is no statutory, durational limit on the division of revenue on the property included in the Area.

### **REPEALER AND SEVERABILITY CLAUSE**

Any parts of the previous Amended and Restated Plan or any previous amendments in conflict with this Amendment are hereby repealed.

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Amended and Restated Plan as a whole or the previous amendments to the Amended and Restated Plan, or any part of the Amendment not determined to be invalid or unconstitutional.





# COUNCIL ACTION FORM

Date: 9/4/2025

Presented By: Ferneau

Subject: Sewer Rate Amendment Ordinance Agenda Item: 8

## Description:

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

Date

August 21, 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 4<sup>th</sup> day of September 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

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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: 9/4/25

Presented By: Baum

Subject: Public Nudity Ordinance Agenda Item: 9

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

Date

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### Recommendation:

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## Required Action

ORDINANCE ☒ RESOLUTION ☐ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

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MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

TO \_\_\_\_\_

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## 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 4<sup>th</sup> day of September 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

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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: 9/4/25

Presented By: Baum

Subject: Panhandling Ordinance Agenda Item: 10

Description:

Enact an ordinance related to panhandling.

## 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

Date

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### Recommendation:

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## Required Action

ORDINANCE ☒ RESOLUTION ☐ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

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MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

TO \_\_\_\_\_

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## CITY COUNCIL VOTES

[illegible]

## ORDINANCE NO.

### AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KEOKUK, IOWA, BY ADDING PROVISIONS PERTAINING TO PANHANDLING

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 sections:

#### **8.03.130-Panhandling**

##### **Sections:**

##### **8.03.131-Purpose and legislative findings.**

(a) The City Council of the City of Keokuk finds and declares that:

1. The citizens and visitors of Keokuk have a right to move freely and safely in public places without undue interference, intimidation, or harassment.
2. Aggressive and unsafe panhandling has increased in public areas, creating an atmosphere that is intimidating to residents, visitors, and businesses.
3. Panhandling in close proximity to banks, ATMs, businesses, and public transportation facilities creates heightened concerns for public safety and an increased risk of confrontations, accidents, and fear of crime.
4. Panhandling in roadways, medians, and parking facilities poses a significant hazard to both solicitors and drivers, creating dangerous traffic conflicts.
5. Restrictions on the time, place, and manner of panhandling are necessary to preserve public order, maintain the economic vitality of business districts, and protect the health, safety, and welfare of the public.
6. These regulations are narrowly tailored to serve significant government interests in public safety, traffic management, and the prevention of crime, while leaving open ample alternative channels for expressive activity.

(b) The purpose of this article is not to suppress speech, but to establish reasonable, content-neutral restrictions on where, when, and how panhandling may occur, in order to deter unsafe and aggressive practices and protect the quality of life in the City of Keokuk.

##### **8.03.132-Definitions.**

(a) *Panhandling* means any solicitation made in person, requesting an immediate donation of money or other thing of value from another person, regardless of the solicitor's stated purpose.

(b) *Aggressive panhandling* means:

- (1) Intentionally touching another person without consent.
- (2) Following or continuing to solicit after a refusal.
- (3) Blocking or impeding the passage of pedestrians or vehicles.
- (4) Using abusive, profane, or threatening language.

(5) Approaching or panhandling in a manner that causes a reasonable person to fear bodily harm or the commission of a crime.

(c) *Public place* means any sidewalk, street, alley, park, plaza, parking lot, or other location open to the public.

#### **8.03.133-Prohibited conduct.**

It shall be unlawful for any person to engage in panhandling that is:

- (a) Aggressive, as defined in this article.
- (b) Conducted while under the influence of alcohol or controlled substances.
- (c) Conducted in a manner involving shouting, yelling, or amplified sound.
- (d) Conducted between the hours of **9:00 p.m. and 7:00 a.m.** in any public place.
- (e) Conducted after a person has verbally or physically indicated refusal.

#### **8.03.134-Locations where panhandling is prohibited.**

No person shall engage in panhandling at the following locations, whether on public or private property accessible to the public:

- (a) Within 30 feet of any entrance or exit to a financial institution, bank, or ATM.
- (b) Within 30 feet of a bus stop, transit shelter, or transit vehicle entrance.
- (c) Within 30 feet of any entrance or exit of a business establishment during operating hours.
- (d) Within 30 feet of any public restroom entrance.
- (e) On any roadway, median, traffic island, or within any portion of a roadway where vehicle traffic may be impeded.
- (f) Within any city-owned parking facility, lot, or structure, including within 30 feet of any parking pay station or meter.
- (g) Within any city park during permitted events or organized activities.
- (h) On or within 30 feet of any school grounds, daycare centers, or playgrounds during hours of use.

#### **8.03.135-Permissible panhandling.**

- (a) Panhandling may only occur on public sidewalks or parks not otherwise restricted under Sec. 8.03.134, and must be conducted in a passive, non-aggressive manner.
- (b) Panhandling shall not involve physical contact, blocking, or interference with pedestrian or vehicular traffic.
- (c) Panhandling shall immediately cease upon any verbal refusal from the person or persons subject to the panhandling.
- (d) Only persons lawfully present within the City of Keokuk may engage in panhandling.

#### **8.03.136-Enforcement and penalties.**

- (a) Any violation of this article constitutes a municipal infraction.
- (b) First offense: subject to a civil penalty of \$250.
- (c) Second offense within twelve (12) months: subject to a civil penalty of \$500.
- (d) Third or subsequent offense within twelve (12) months: may be prosecuted as a simple misdemeanor, punishable by a fine not exceeding \$625 or imprisonment not exceeding 30 days, or both.

(e) Any person engaged in aggressive panhandling may be immediately removed from the location by law enforcement and may be issued a no-trespass notice for up to 12 months from the location of the violation.

**8.03.137-Exemptions.**

This article shall not apply to:

- (a) Solicitation for charitable or nonprofit organizations.
- (b) Performances, street art, or expressive activities where voluntary donations are received, provided no prohibited conduct under this article occurs.

**8.03.138- Severability.**

If any section, provision or part of the ordinance from which this title is derived shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudicated invalid or unconstitutional

**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 4<sup>th</sup> 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: 9-4-2025

Presented By: El Anfaoui

Subject: Approval of Annual Financial Report Agenda Item: 11

## Description:

The annual financial report for fiscal year 24/25 is complete and is being presented to The City Council for approval.

## 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

### Annual Approval

### Recommendation:

Staff recommends approval.

## Required Action

ORDINANCE ☐ RESOLUTION ☒ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

TO \_\_\_\_\_

## CITY COUNCIL VOTES

[illegible]

**RESOLUTION NO.**

**A RESOLUTION APPROVING THE ANNUAL FINANCIAL REPORT FOR  
THE FISCAL YEAR ENDING JUNE 30, 2025**

**WHEREAS**, the City of Keokuk has prepared its Annual Financial Report (AFR) for the fiscal year ending June 30, 2025;

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

1. The Annual Financial Report for the fiscal year ending June 30, 2025, is hereby approved in its entirety.
2. The City Clerk is authorized and directed to publish and submit the approved AFR to the Iowa Department of Management.

**PASSED AND APPROVED** this 4th day of September 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
K.A. MAHONEY, MAYOR

ATTEST: \_\_\_\_\_  
CELESTE EL ANFAOUI, CITY CLERK

STATE OF IOWA 2025 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2025 CITY OF KEOKUK, IOWA DUE: December 1, 2025	16205600400000
	CITY OF KEOKUK
	501 Main Street
	KEOKUK IA 52632-0400
	POPULATION: 9900

**NOTE** - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
<b>Revenues and Other Financing Sources</b>				
Taxes Levied on Property	7,126,980		7,126,980	7,003,594
Less: Uncollected Property Taxes-Levy Year	0		0	0
<b>Net Current Property Taxes</b>	7,126,980		7,126,980	7,003,594
Delinquent Property Taxes	0		0	0
TIF Revenues	1,569,643		1,569,643	1,566,868
Other City Taxes	4,247,215	0	4,247,215	4,179,849
Licenses and Permits	89,612	2,220	91,832	77,900
Use of Money and Property	511,467	236,766	748,233	450,737
Intergovernmental	2,358,980	0	2,358,980	2,707,141
Charges for Fees and Service	18,110	4,014,914	4,033,024	4,101,585
Special Assessments	0	0	0	0
Miscellaneous	1,430,582	768,429	2,199,011	3,086,150
Other Financing Sources	4,974,966	300,000	5,274,966	0
Transfers In	6,393,727	586,028	6,979,755	6,493,587
<b>Total Revenues and Other Sources</b>	28,721,282	5,908,357	34,629,639	29,667,411
<b>Expenditures and Other Financing Uses</b>				
Public Safety	8,888,672		8,888,672	8,032,736
Public Works	2,345,287		2,345,287	2,608,988
Health and Social Services	0		0	0
Culture and Recreation	1,886,045		1,886,045	1,902,864
Community and Economic Development	360,818		360,818	1,834,351
General Government	1,283,914		1,283,914	2,198,678
Debt Service	3,466,551		3,466,551	3,446,404
Capital Projects	3,939,228		3,939,228	4,319,400
<b>Total Governmental Activities Expenditures</b>	22,170,515	0	22,170,515	24,343,421
BUSINESS TYPE ACTIVITIES		5,032,170	5,032,170	4,651,244
<b>Total All Expenditures</b>	22,170,515	5,032,170	27,202,685	28,994,665
Other Financing Uses	0	0	0	
Transfers Out	6,402,227	577,528	6,979,755	6,493,587
<b>Total All Expenditures/and Other Financing Uses</b>	28,572,742	5,609,698	34,182,440	35,488,252
<b>Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses</b>	148,540	298,659	447,199	-5,820,841
Beginning Fund Balance July 1, 2024	13,600,528	5,813,609	19,414,137	19,414,139
Ending Fund Balance June 30, 2025	13,749,068	6,112,268	19,861,336	13,593,298

**NOTE** - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2025	Amount	Indebtedness at June 30, 2025	Amount
General Obligation Debt	22,076,000	Other Long-Term Debt	0
Revenue Debt	350,000	Short-Term Debt	27,926,000
TIF Revenue Debt	0		
		General Obligation Debt Limit	38,161,143

**CERTIFICATION**

The forgoing report is correct to the best of my knowledge and belief

	Publication
Signature of Preparer	
Printed name of Preparer Celeste El Anfaoui	Phone Number 3195242050
	Date Signed
Signature of Mayor or Mayor Pro Tem (Name and Title)	
PLEASE PUBLISH THIS PAGE ONLY	



**CITY OF KEOKUK**  
**REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025**

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
<b>Section A - Taxes</b>	1								1
<b>Taxes levied on property</b>	2	2,608,032	2,379,734	2,139,214			7,126,980		7,126,980
Less: Uncollected Property Taxes - Levy Year	3						0	0	0
Net Current Property Taxes	4	2,608,032	2,379,734	2,139,214		0	7,126,980		7,126,980
Delinquent Property Taxes	5						0		0
<b>Total Property Tax</b>	6	2,608,032	2,379,734	2,139,214		0	7,126,980		7,126,980
<b>TIF Revenues</b>	7		1,569,643				1,569,643		1,569,643
<b>Other City Taxes</b>									
Utility Tax Replacement Excise Taxes	8	370,594	336,419	267,972			974,985		974,985
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9	1,144,240					1,144,240		1,144,240
Parimutuel Wager Tax	10						0	0	0
Gaming Wager Tax	11	238,784					238,784		238,784
Mobile Home Tax	12						0		0
Hotel / Motel Tax	13	351,757					351,757		351,757
Other Local Option Taxes	14		1,537,449				1,537,449		1,537,449
<b>Total Other City Taxes</b>	15	2,105,375	1,873,868	267,972		0	4,247,215	0	4,247,215
<b>Section B - Licenses and Permits</b>	16	89,612					89,612	2,220	91,832
<b>Section C - Use of Money and Property</b>	17								17
Interest	18	316,703	4,058				320,761	103,350	424,111
Rents and Royalties	19	91,706	1,500		97,500		190,706	133,416	324,122
Other Miscellaneous Use of Money and Property	20						0	0	0
	21						0	0	0
<b>Total Use of Money and Property</b>	22	408,409	5,558	0	97,500	0	511,467	236,766	748,233
<b>Section D - Intergovernmental</b>	24								24
<b>Federal Grants and Reimbursements</b>	26								26
Federal Grants	27	162,123			175,125		337,248		337,248
Community Development Block Grants	28						0	0	0
Housing and Urban Development	29							0	0
Public Assistance Grants	30						0	0	0
Payment in Lieu of Taxes	31						0	0	0
	32						0	0	0
<b>Total Federal Grants and Reimbursements</b>	33	162,123	0	0	175,125	0	337,248	0	337,248
	34								34

CITY OF KEOKUK  
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
<b>Section D - Intergovernmental - Continued</b>	41								41
<b>State Shared Revenues</b>	43								43
Road Use Taxes	44	1,405,991					1,405,991		1,405,991
<b>Other state grants and reimbursements</b>	48								48
State grants	49	57,493	3,341				60,834		60,834
Iowa Department of Transportation	50						0	0	0
Iowa Department of Natural Resources	51						0	0	0
Iowa Economic Development Authority	52						0	0	0
CEBA grants	53						0	0	0
C&I Replacement and Tier I Business Tax Replacement	54	107,348	79,626	15,036	87,915	0	289,925		289,925
	55						0		0
	56						0		0
	57						0		0
	58						0		0
	59						0		0
<b>Total State</b>	60	164,841	1,488,958	15,036	87,915	0	1,756,750	0	1,756,750
<b>Local Grants and Reimbursements</b>									
County Contributions	63	264,982					264,982		264,982
Library Service	64						0	0	0
Township Contributions	65						0	0	0
Fire/EMT Service	66						0	0	0
	67						0	0	0
	68						0	0	0
	69						0	0	0
<b>Total Local Grants and Reimbursements</b>	70	264,982	0	0	0	0	264,982	0	264,982
<b>Total Intergovernmental (Sum of lines 33, 60, and 70)</b>	71	591,946	1,488,958	15,036	87,915	0	2,358,980	0	2,358,980
<b>Section E -Charges for Fees and Service</b>	72								72
Water	73						0		0
Sewer	74						0	2,969,284	2,969,284
Electric	75						0	0	0
Gas	76						0	0	0
Parking	77						0	0	0
Airport	78						0	0	0
Landfill/garbage	79						0	1,045,630	1,045,630
Hospital	80						0	0	0

CITY OF KEOKUK  
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
<b>Section E - Charges for Fees and Service - Continued</b>	81								81
Transit	82						0		0 82
Cable TV	83						0		0 83
Internet	84						0		0 84
Telephone	85						0		0 85
Housing Authority	86						0		0 86
Storm Water	87						0		0 87
Other:	88								88
Nursing Home	89						0		0 89
Police Service Fees	90	7,545					7,545		7,545 90
Prisoner Care	91						0		0 91
Fire Service Charges	92	4,548					4,548		4,548 92
Ambulance Charges	93						0		0 93
Sidewalk Street Repair Charges	94						0		0 94
Housing and Urban Renewal Charges	95						0		0 95
River Port and Terminal Fees	96						0		0 96
Public Scales	97						0		0 97
Cemetery Charges	98						0		0 98
Library Charges	99	2,062	3,955				6,017		6,017 99
Park, Recreation, and Cultural Charges	100						0		0 100
Animal Control Charges	101						0		0 101
	102						0		0 102
	103						0		0 103
<b>Total Charges for Service</b>	104	14,155	3,955	0	0	0	18,110	4,014,914	4,033,024 104
<b>Section F - Special Assessments</b>	106						0		0 106
<b>Section G - Miscellaneous</b>	107								107
Contributions	108	71,529	23,426		79,160		174,115		174,115 108
Deposits and Sales/Fuel Tax Refunds	109	86,016					86,016		86,016 109
Sale of Property and Merchandise	110	194,787				3,025	197,812		197,812 110
Fines	111	54,764					54,764		54,764 111
Internal Service Charges	112						0		0 112
REFUNDS	113	650,955	266,920				917,875	768,429	1,686,304 113
	114						0		0 114
	115						0		0 115
	116						0		0 116
	117						0		0 117
	118						0		0 118
	119						0		0 119
<b>Total Miscellaneous</b>	120	1,058,051	290,346	0	79,160	3,025	1,430,582	768,429	2,199,011 120

CITY OF KEOKUK  
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121	6,875,580	6,042,419	2,495,101	351,785	3,025	17,352,589	5,022,329	22,374,918
Section H - Other Financing Sources	123								123
Proceeds of capital asset sales	124	1,002					1,002		1,002
Proceeds of long-term debt (Excluding TIF internal borrowing)	125	1,750,000	250,000		2,973,964		4,973,964	300,000	5,273,964
Proceeds of anticipatory warrants or other short-term debt	126						0	0	0
Regular transfers in and interfund loans	127	3,769,852	639,106		750,000		5,158,958	586,028	5,744,986
Internal TIF loans and transfers in	128		62,900	1,041,869	130,000		1,234,769		1,234,769
	129						0		0
	130						0		0
Total Other Financing Sources	131	5,519,852	953,008	1,041,869	3,853,964	0	11,368,693	886,028	12,254,721
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132	12,395,432	6,995,427	3,536,970	4,205,749	3,025	28,721,282	5,908,357	34,629,639
Beginning Fund Balance July 1, 2024	134	4,206,545	4,621,923	-58,487	4,257,219	514,770	13,600,528	5,813,609	19,414,137
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136	16,601,977	11,617,350	3,478,483	8,462,968	517,795	42,321,810	11,721,966	54,043,776

CITY OF KEOKUK  
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i)	Line
<b>Section A - Public Safety</b>	1										1
Police Department/Crime Prevention	2	2,905,082						2,905,082		2,905,082	2
Jail	3							0		0	3
Emergency Management	4		844,248					844,248		844,248	4
Flood control	5	21,946						21,946		21,946	5
Fire Department	6	4,545,506						4,545,506		4,545,506	6
Ambulance	7							0		0	7
Building Inspections	8	441,545						441,545		441,545	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	130,345						130,345		130,345	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
<b>Total Public Safety</b>	14	8,044,424	844,248		0	0	0	8,888,672		8,888,672	14
<b>Section B - Public Works</b>	15										15
Roads, Bridges, Sidewalks	16		1,148,606			4,682		1,153,288		1,153,288	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18	4,536						4,536		4,536	18
Traffic Control Safety	19	34,322						34,322		34,322	19
Snow Removal	20	20	73,844					73,844		73,844	20
Highway Engineering	21							0		0	21
Street Cleaning	22		78,177					78,177		78,177	22
Airport (if not an enterprise)	23	419,036						419,036		419,036	23
Garbage (if not an enterprise)	24							0		0	24
Other Public Works	25	194,287						194,287		194,287	25
BULK FUEL	26	113,939						113,939		113,939	26
STREET DEPT	27		273,858					273,858		273,858	27
<b>Total Public Works</b>	28	766,120	1,574,485		0	4,682	0	2,345,287		2,345,287	28
<b>Section C - Health and Social Services</b>	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
	37							0		0	37
	38							0		0	38
<b>Total Health and Social Services</b>	39	0	0		0	0	0	0		0	39
<b>Section D - Culture and Recreation</b>	40										40
Library Services	41	603,748						603,748		603,748	41
Museum, Band, Theater	42	124,779						124,779		124,779	42
Parks	43	521,498	143,248					664,746		664,746	43
Recreation	44							0		0	44
Cemetery	45	323,546					300	323,846		323,846	45
Community Center, Zoo, Marina, and Auditorium	46							0		0	46
Other Culture and Recreation	47	168,926						168,926		168,926	47
	48							0		0	48

CITY OF KEOKUK  
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
<b>Section E - Community and Economic Development</b>	51										51
Community beautification	52									0	52
Economic development	53		207,113					207,113		207,113	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55	141,291						141,291		141,291	55
Other community and economic development	56	2,146						2,146		2,146	56
TIF Rebates	57			10,268				10,268		10,268	57
	58							0		0	58
<b>Total Community and Economic Development</b>	59	143,437	207,113	10,268	0	0	0	360,818		360,818	59
<b>Section F - General Government</b>	60										60
Mayor, Council and City Manager	61	378,128						378,128		378,128	61
Clerk, Treasurer, Financial Administration	62	681						681		681	62
Elections	63							0		0	63
Legal Services and City Attorney	64	137,678						137,678		137,678	64
City Hall and General Buildings	65	61,939						61,939		61,939	65
Tort Liability	66	444,874	97,040					541,914		541,914	66
Other General Government	67	163,574						163,574		163,574	67
	68							0		0	68
	69							0		0	69
<b>Total General Government</b>	70	1,186,874	97,040		0	0	0	1,283,914		1,283,914	70
<b>Section G - Debt Service</b>	71				3,466,551			3,466,551		3,466,551	71
	72							0		0	72
	73							0		0	73
<b>Total Debt Service</b>	74	0	0	0	3,466,551	0	0	3,466,551		3,466,551	74
<b>Section H - Regular Capital Projects - Specify</b>	75										75
STREET REPAIR	76					3,408,722		3,408,722		3,408,722	76
ELKEM (194,201) SEIDC (336,305)	77					530,506		530,506		530,506	77
<b>Subtotal Regular Capital Projects</b>	78	0	0	0	0	3,939,228	0	3,939,228		3,939,228	78
<b>TIF Capital Projects - Specify</b>	79										79
SEIDC	80							0		0	80
	81							0		0	81
<b>Subtotal TIF Capital Projects</b>	82	0	0	0	0	0	0	0		0	82
<b>Total Capital Projects</b>	83	0	0	0	0	3,939,228	0	3,939,228		3,939,228	83
<b>Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)</b>	84	11,883,352	2,866,134	10,268	3,466,551	3,943,910	300	22,170,515		22,170,515	84
	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

CITY OF KEOKUK  
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
<b>Section I - Business Type Activities</b>	87										87
Water - Current Operation	88									0	88
Capital Outlay	89									0	89
Debt Service	90									0	90
Sewer and Sewage Disposal - Current Operation	91								2,517,528	2,517,528	91
Capital Outlay	92								446,401	446,401	92
Debt Service	93								0	0	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106								873,572	873,572	106
Capital Outlay	107									0	107
Debt Service	108								80,533	80,533	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112								390,584	390,584	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120									0	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type - Current Operation	123								723,552	723,552	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
<b>Total Business Type Activities</b>	129								5,032,170	5,032,170	129

## EXPENDITURES P9

CITY OF KEOKUK  
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	11,883,352	2,866,134	10,268	3,466,551	3,943,910	300	22,170,515	5,032,170	27,202,685	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	758,500	4,408,958					5,167,458	577,528	5,744,986	132
Internal TIF loans/repayments and transfers out	133			1,234,769				1,234,769		1,234,769	133
	134							0		0	134
Total Other Financing Uses	135	758,500	4,408,958	1,234,769	0	0	0	6,402,227	577,528	6,979,755	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	12,641,852	7,275,092	1,245,037	3,466,551	3,943,910	300	28,572,742	5,609,698	34,182,440	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						517,495	517,495		517,495	140
Restricted	141		4,342,258	398,200	11,932			4,752,390		4,752,390	141
Committed	142					4,519,058		4,519,058		4,519,058	142
Assigned	143							0		0	143
Unassigned	144	3,960,125						3,960,125		3,960,125	144
Total Governmental	145	3,960,125	4,342,258	398,200	11,932	4,519,058	517,495	13,749,068		13,749,068	145
Proprietary	146								6,112,268	6,112,268	146
Total Ending Fund Balance June 30,	147	3,960,125	4,342,258	398,200	11,932	4,519,058	517,495	13,749,068	6,112,268	19,861,336	147
Total Requirements (Sum of lines 136 and 147)	148	16,601,977	11,617,350	1,643,237	3,478,483	8,462,968	517,795	42,321,810	11,721,966	54,043,776	148



OTHER P10

Intergovernmental Expenditures									
Part III Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.									
Purpose	Amount paid to other local governments	Purpose		Amount paid to State					
Correction		Highways		179					
Health	125	All other		13,533					
Highways									
Transit Subsidies	8,500								
Libraries									
Police protection	12,941								
Sewerage									
Sanitation	250,865								
All other	111,992								
Part IV									
Wages & Salaries									
Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.									
YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID									
Total Salaries and Wages Paid						Amount		6,532,628	
Part V Debt Outstanding, Issued, and Retired									
Transit subsidies									
A. Long-Term Debt									
Debt During the Fiscal Year				Debt Outstanding JUNE 30, 2025					
Purpose	Line	Debt Outstanding JULY 1, 2024	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.	0	0	0	0	0	0	0	0
Sewer Utility	2.	7,572,000	0	726,000	6,846,000	0	0	0	83,889
Electric Utility	3.	0	0	0	0	0	0	0	0
Gas Utility	4.	0	0	0	0	0	0	0	0
Transit-Bus	5.	0	0	0	0	0	0	0	0
Industrial Revenue	6.	0	0	0	0	0	0	0	0
Mortgage Revenue	7.	0	0	0	0	0	0	0	0
TIF Revenue	8.	0	0	0	0	0	0	0	0
Other Purposes / Miscellaneous	9.	419,000	0	69,000	0	0	350,000	0	11,533
GO	10.	17,291,241	5,500,000	2,061,241	15,230,000	0	0	0	553,985
Parking	11.	0	0	0	0	0	0	0	0
Airport	12.	0	0	0	0	0	0	0	0
Stormwater	13.	0	0	0	0	0	0	0	0
Section 108	14.	0	0	0	0	0	0	0	0
Total Long-Term		25,282,241	5,500,000	2,856,241	22,076,000	0	350,000	0	649,407
B. Short-Term Debt Amount									
Outstanding as of July 1, 2024					25,282,241				
Outstanding as of JUNE 30, 2025					27,926,000				
DEBT LIMITATION FOR GENERAL OBLIGATIONS									
Part VI Actual valuation -- January 1, 2023					Amount				
					763,222,863		x .05 = \$		38,161,143.15
Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2025									
Type of asset				Amount					
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of									
Bond and interest funds (a)		Bond construction funds (b)		Pension/retirement funds (c)		All other Funds (d)		Total (e)	
		4,535,685				15,325,651		19,861,336	

## CITY DEBT DETAIL - LT DEBT1

Debt Series Name	Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, 2024	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
G.O. SERIES 2025	1 GO	06-05-2025	227-2025	4	Voted	5,500,000	0	0	0		General Obligation (GO)	FIRE TRUCK, GARBAGE TRUCK, STREET REPAIR, CAPITAL PURCHASES
G.O. SERIES 2024	2 GO	02-15-2024	21-2024	2.43	Voted	2,251,241	2,251,241	426,241	54,705		General Obligation (GO)	PAID OFF RAND PARK TUNNEL
G.O. SERIES 2023D	3 GO	04-26-2023	215-2023	4	Voted	4,995,000	4,995,000	195,000	199,800		General Obligation (GO)	STREET REPIAR
G.O. REFUNDING SERIES 2023 A (SRF)	4 GO	01-19-2023	180-2023	0.75	Voted	4,435,000	3,795,000	330,000	28,463		Sewer Utility	TRANSITIONED SEWER NOTE TO GO-WPC* (ORIGINAL NOTE WAS 6592023)
G.O. REFUNDING SERIES 2023 B (SRF)	5 GO	02-16-2023	193-2023	1.35	Voted	3,160,000	2,668,000	252,000	36,018		Sewer Utility	TRANSITIONED SEWER NOTE TO GO-VICTORY PARK* (ORIGINAL NOTE WAS 4992678)
G.O. REFUNDING SERIES 2023 C (SRF)	6 GO	02-16-2023	194-2023	1.75	Voted	1,383,000	1,109,000	144,000	19,408		Sewer Utility	TRANSITIONED SEWER NOTE TO GO-SOAP CREEK* (ORIGINAL NOTE 1640000)
G.O. SERIES 2022	7 GO	05-19-2022	79-2022	4.09	Voted	1,765,000	1,635,000	65,000	66,900		General Obligation (GO)	BELT PRESS
G.O. REFUNDING SERIES 2020	8 GO	03-19-2020	63-20	2.72	Voted	7,315,000	3,430,000	790,000	93,200		General Obligation (GO)	REFINANCE
G.O. SERIES 2019A	9 GO	06-19-2019	268-19	3.87	Voted	1,800,000	1,800,000	0	69,617		General Obligation (GO)	HOUSING/URBAN DEV.
G.O. REFUNDING SERIES 2016B	10 GO	06-02-2016	109-16	2.17	Voted	4,515,000	1,910,000	365,000	41,540		General Obligation (GO)	REFINANCED 2009A/B
G.O. REFUNDING SERIES 2016A	11 GO	06-02-2016	107-16	2.22	Voted	3,155,000	1,270,000	220,000	28,223		General Obligation (GO)	REFINANCED 2010
Solid Waste Capital Loan Note, Series 2020	12 Revenue	07-02-2020	126-20	2.75	Voted	695,000	419,000	69,000	11,533		Other Purposes/Misc	GARBAGE TRUCK
	13 -				-						-	-
	14 -				-						-	-
	15 -				-						-	-
	16 -				-						-	-
	17 -				-						-	-
	18 -				-						-	-
	19 -				-						-	-
	20 -				-						-	-

CITY DEBT DETAIL - LT DEBT2

Debt Series Name	Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	21 -				-						-	
	22 -				-						-	
	23 -				-						-	
	24 -				-						-	
	25 -				-						-	
	26 -				-						-	
	27 -				-						-	
	28 -				-						-	
	29 -				-						-	
	30 -				-						-	
	31 -				-						-	
	32 -				-						-	
	33 -				-						-	
	34 -				-						-	
	35 -				-						-	
	36 -				-						-	
	37 -				-						-	
	38 -				-						-	
	39 -				-						-	
	40 -				-						-	

CITY DEBT DETAIL - LT DEBT3

Debt Series Name	Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	41 -				-						-	
	42 -				-						-	
	43 -				-						-	
	44 -				-						-	
	45 -				-						-	
	46 -				-						-	
	47 -				-						-	
	48 -				-						-	
	49 -				-						-	
	50 -				-						-	
	51 -				-						-	
	52 -				-						-	
	53 -				-						-	
	54 -				-						-	
	55 -				-						-	
	56 -				-						-	
	57 -				-						-	
	58 -				-						-	
	59 -				-						-	
	60 -				-						-	

CITY DEBT DETAIL - LT DEBT4

Debt Series Name	Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	61 -				-						-	
	62 -				-						-	
	63 -				-						-	
	64 -				-						-	
	65 -				-						-	
	66 -				-						-	
	67 -				-						-	
	68 -				-						-	
	69 -				-						-	
	70 -				-						-	
	71 -				-						-	
	72 -				-						-	
	73 -				-						-	
	74 -				-						-	
	75 -				-						-	
	76 -				-						-	
	77 -				-						-	
	78 -				-						-	
	79 -				-						-	
	80 -				-						-	

CITY DEBT DETAIL - LT DEBT5

Debt Series Name	Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	81 -				-						-	-
	82 -				-						-	-
	83 -				-						-	-
	84 -				-						-	-
	85 -				-						-	-
	86 -				-						-	-
	87 -				-						-	-
	88 -				-						-	-
	89 -				-						-	-
	90 -				-						-	-
	91 -				-						-	-
	92 -				-						-	-
	93 -				-						-	-
	94 -				-						-	-
	95 -				-						-	-
	96 -				-						-	-
	97 -				-						-	-
	98 -				-						-	-
	99 -				-						-	-
	100 -				-						-	-

CITY DEBT DETAIL - LT DEBT6

Debt Series Name	Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	101 -				-						-	
	102 -				-						-	
	103 -				-						-	
	104 -				-						-	
	105 -				-						-	
	106 -				-						-	
	107 -				-						-	
	108 -				-						-	
	109 -				-						-	
	110 -				-						-	
	111 -				-						-	
	112 -				-						-	
	113 -				-						-	
	114 -				-						-	
	115 -				-						-	
	116 -				-						-	
	117 -				-						-	
	118 -				-						-	
	119 -				-						-	
	120 -				-						-	



# COUNCIL ACTION FORM

Date: September 4, 2025

Presented By: Brian Carroll, P.W.D. *BC*

Subject: Timea Street Engineering Amendment #2 Agenda Item: \_\_\_\_\_

## Description:

The City of Keokuk previously awarded an engineering contract to Bolton & Menk, Inc. for engineering the Timea Street from 22nd to 7th Street Project. Preliminary Plans have been submitted and reviewed and it has been determined to be in the City's best interest to separate the combined sewer within the project limits to prevent stormwater from the project from entering the sanitary sewer system to help comply with the Federal EPA Mandate requiring CSO separation. It is necessary to prepare designs and cost estimates for new sewer from Kiser Park to Timea Street and along Timea Street from 18th Street to 8th Street and is necessary to reconstruct roadway and parkway surfacing above the new sewer from Kiser Park to Timea Street. The City is also required to have Facility Plan suitable for Iowa State Revolving Fund (SRF) funding, which will also be prepared by Bolton & Menk.

I would therefore recommend that the City amend the original agreement with Bolton & Menk, Inc. for the designs and cost estimates for new storm sewer from Kiser Park to Timea Street and along Timea Street from 18th Street to 8th Street, necessary roadway reconstruction and parkway surfacing above the new sewer from Kiser Park to Timea Street and the Facility Plan adding \$233,000 to the fee for a total maximum fee not to exceed \$696,250.

## FINANCIAL

Is this a budgeted item? YES ☒ NO ☐

Line Item #: 301-755-6761 Title: Serv/Consult/Prof Street Program

Amount Budgeted: \$2.5 million

Actual Cost: \$233,000

Under/Over: \_\_\_\_\_

### Funding Sources:

Capital Improvements  
\_\_\_\_\_  
\_\_\_\_\_

### Departments:

Public Works  
\_\_\_\_\_  
\_\_\_\_\_

Is this item in the CIP? YES ☒ NO ☐ CIP Project Number: \_\_\_\_\_



# COUNCIL ACTION FORM

Any previous Council actions:

## Action

Date \_\_\_\_\_

### Recommendation:

Staff recommends approval of contract amendment with Bolton & Menk, Inc. for engineering services related to sewer separation and for the Timea Street from 22nd Street to 7th Street Project.

### Required Action

ORDINANCE ☐ RESOLUTION ☒ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

TO \_\_\_\_\_

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## CITY COUNCIL VOTES

[illegible]

**RESOLUTION NO.**

**A RESOLUTION APPROVING AN AMENDMENT FOR  
TIMEA STREET ENGINEERING #2**

**WHEREAS** the City of Keokuk awarded a contract to Bolton & Menk for engineering of the Timea Street from 22<sup>nd</sup> to 7<sup>th</sup> Street Project; and

**WHEREAS** plans have been submitted and reviewed and it has been determined that it is in the best interest of the City to separate the combined sewer within the project limits to prevent stormwater from entering the sanitary sewer system to help comply with the Federal mandate requiring CSO separation; and

**WHEREAS** it is necessary to prepare designs and cost estimates for new sewer from Kiser Park to Timea Street and along Timea Street from 18<sup>th</sup> Street to 8<sup>th</sup> Street; and

**WHEREAS** it is necessary to reconstruct roadway and parkway surfacing above the newer sewer from Kiser Park to Timea Street; and

**WHEREAS** the City of Keokuk is required to have a Facility Plan suitable for the Iowa State Revolving Fund (SRF), which will also be prepared by Bolton & Menk; and

**WHEREAS** Bolton & Menk is requesting an amendment in the amount of \$233,000 to engineering fees, not to exceed \$696,250.

**NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA:** that the City Council hereby approve an amendment to the contract for engineering with Bolton & Menk in the amount of \$233,000 for the Timea Street from 22<sup>nd</sup> to 7<sup>th</sup> Street Project.

**Passed this 4<sup>th</sup> day of September 2025**

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Mayor – Kathie Mahoney

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Attest – Celeste El Anfaoui

**AMENDMENT #2 TO AGREEMENT FOR PROFESSIONAL SERVICES**  
**BETWEEN THE CITY OF KEOKUK AND BOLTON & MENK, INC.**

This AMENDMENT #2 ("Amendment") to the original Agreement for Professional Services between City of Keokuk, Iowa ("OWNER") and Bolton & Menk, Inc. ("ENGINEER") dated October 17, 2024 (the "Agreement") is made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

WHEREAS, OWNER has engaged ENGINEER, pursuant to the Agreement, to furnish OWNER with engineering design services in connection with the Timea Street Asphalt Resurfacing from 22<sup>nd</sup> Street to 7<sup>th</sup> Street Project (the "Project");

WHEREAS, Preliminary Plans have been submitted and reviewed; and

WHEREAS, It is necessary to separate the combined sewer within the project limits to prevent stormwater from the project from entering the sanitary sewer system

WHEREAS, It is necessary to complete a preliminary engineering report to allow the City to apply for Iowa State Revolving Fund (SRF) financing and other state and federal funding

WHEREAS, It is necessary to prepare designs and cost estimates for new sewer from Kiser Park to Timea Street and along Timea Street from 18<sup>th</sup> Street to 8<sup>th</sup> Street to; and

WHEREAS, It is necessary to reconstruct roadway and parkway surfacing above the new sewer from Kiser Park to Timea Street; and

WHEREAS, OWNER and ENGINEER have agreed to amend the Agreement as set forth in this Amendment and subject to the terms and conditions of this Amendment; and,

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. SCOPE ATTACHMENT. The Scope Attachment is attached and incorporated herein by reference as Exhibit A. If the OWNER requests or ENGINEER performs additional services for the Project, ENGINEER shall make such request to OWNER in writing, setting forth any changes or additions to the Scope of the Agreement, including any additional deliverables requested for the Project in Exhibit A.

2. FEE ATTACHMENT. The Fee Attachment is attached and incorporated herein by reference as Exhibit B. If the ENGINEER requests additional fees for the services for the Project or for services performed pursuant to Exhibit A, ENGINEER shall make such request to OWNER in writing, setting forth any changes in fees and all fees associated with such additional services, in the same or substantially similar format as Exhibit B. If OWNER agrees to the change in scope or fees proposed by ENGINEER in writing, the parties will adjust the Maximum Fee to account for such changes. No claim for extra services performed by ENGINEER will be allowed by OWNER except as provided in this Amendment nor will ENGINEER perform any services or work not previously approved by OWNER except upon receipt of a written amendment.

3. PERIOD OF AGREEMENT. The period of agreement shall be through December 31, 2027.

4. ADDITIONAL FORMS. Exhibits A and B are attached and incorporated into the Agreement.

5. ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT. Any conflict or inconsistency as to terms set forth in this Amendment and the Agreement or other writing will be governed by this Amendment.

IN WITNESS WHEREOF, the parties have caused this AMENDMENT #1 to be executed by their duly authorized representatives on the dates written below.

CITY OF KEOKUK, IOWA.

BOLTON & MENK, INC.

SIGNED: \_\_\_\_\_

SIGNED: \_\_\_\_\_ 

NAME: \_\_\_\_\_

NAME: Adrian Holmes, PE

TITLE: \_\_\_\_\_

TITLE: Municipal Practice Leader | Principal

DATE: \_\_\_\_\_

DATE: 8/28/2025

## **EXHIBIT A – SCOPE ATTACHMENT TO AMENDMENT #2**

This **SCOPE ATTACHMENT** is part of **AMENDMENT #2** to the Agreement. Unless otherwise agreed to in writing by the parties, any conflict or inconsistency as to the terms set forth in the Amendment and the Agreement shall be governed by the Amendment.

Amendment #2 includes a preliminary engineering study to determine project elements and budget level construction cost estimate for separation of storm and sanitary sewer; topographic survey of new project area; development of design, plans, and specifications for full depth reconstruction of the roadway surfacing, replacement of sidewalk on both sides of roadway, replacement of storm intake tops, and new storm sewer where existing storm sewer connections are available, and limited construction phase engineering services as outlined below for the project area along Timea Street from 22<sup>nd</sup> Street to 7<sup>th</sup> Street, 22<sup>nd</sup> Street from Timea Street to Bank Street, 14<sup>th</sup> Street from Timea Street to Palean Street, and Palean Street from 14<sup>th</sup> Street to 12<sup>th</sup> Street. It is understood the project will be bid as a single construction project with construction beginning in 2026 and ending in 2027.

The Project includes the following elements:

1. Sewer Separation including new storm sewer from Kiser Park to Timea Street and along Timea Street from 18<sup>th</sup> Street to 8<sup>th</sup> Street.
2. Reconstruction of roadway driveways and private sidewalks as necessary for sewer separation improvements.

The Scope of Services to be performed by the Consultant shall include the services and supplies to complete the following tasks:

1. Contract management
2. Facility Plan suitable for Iowa State Revolving Fund (SRF) funding
3. Topographic survey and mapping, identification of approximate right of way location, and preparation of right of entry agreements for all adjacent properties
4. Street surface reconstruction design
5. Sidewalk design
6. Identification of storm sewer replacement needs
7. Design of storm sewer
8. Assistance with construction bid letting
9. Limited construction phase engineering services
10. Structural design of storm manholes exceeding 20' in depth.

### **TASK A – CONTRACT MANAGEMENT**

#### **1.0 Project Administration**

##### **1.1 Project Review Meetings**

The Consultant shall meet with the City or its designated representative to review progress and to discuss specific elements of the project design. The meetings will also serve to establish schedules, develop project goals, establish design parameters, promote a dialog between the various entities, improve the

decision-making process, and expedite design development. The consultant shall keep documentation of all communications.

The following meetings are included with the scope of work:

1. Preliminary Design Review
2. Check/Final Design Review

## **2.1 Property Owner Coordination**

The City will provide property owner coordination. Property Owners will be encouraged to respond directly to the City with comments and concerns. The Consultant shall rely on the City to track public comments and incorporate them into design reviews at milestones, as appropriate.

## **2.3 Utility Coordination for Additional Project Scope Area**

The Consultant will develop preliminary plans for the purpose of coordinating with existing utility owners in the corridor. Consultant will coordinate with the City and utility companies to discuss location of facilities and potential impacts as a result of the project, review utility relocation plans prepared by the utility company; and help facilitate a schedule with the City and utility companies to perform relocations prior to or during the project construction. Consultant's utility coordination services will end upon receipt of construction bids and utility coordination during construction will be performed by the City. The Consultant will make reasonable efforts to coordinate the project with utilities, but enforcement of utility relocations necessary for the project shall be the responsibility of the City.

# **TASK B – SURVEY AND MAPPING FOR ADDITIONAL PROJECT SCOPE AREA**

## **1.0 Design Surveys**

The Consultant shall perform field and office tasks required to collect topographic information deemed necessary to complete the project. The City shall provide aerial photographic and other available mapping, including city utilities, of the project area. The specific survey tasks to be performed include the following:

### **1.1 Control Surveys**

The Consultant will establish horizontal and vertical control for the Project area in accordance with SUDAS Standards. Each permanent control point or benchmark shall have horizontal coordinates or elevation, and shall provide monument descriptions. Accurate descriptions of the horizontal control points and benchmarks will be created and recorded on the plan sheets. Consultant shall provide sufficient control for construction.

### **1.2 Topographic Survey**

The Consultant will perform topographic surveys required for the development of the project. Topographic surveys are anticipated to require detailed elevation information for proper construction installation, including, but not limited to:

1. Full width of the Public right-of-way
2. Driveway elevations where resurfacing presents elevation concerns
3. Gutter and roadway grades as necessary for establishing existing roadway profile

4. Fences, signs, buildings, retaining walls, etc.
5. Vegetation 4" diameter and larger
6. Utility appurtenances likely to be impacted by the project
7. Sanitary and storm sewer above ground structures and inventory of manhole tops and adjustment rings

### **1.3 Utility Surveys for Additional Project Scope Area**

Public and private utility facilities will be identified through the Iowa One Call process. The Consultant shall perform utility surveys required for the development of the project. Establish coordinates and elevations (if possible) for utilities that fall within the limits of the project and are visible.

This task consists of field survey indicating the location of utilities within the existing right-of-way for the project based on markings provided under the Iowa One Call process and other reasonably visible utility appurtenances. The Consultant shall field locate visible valves and utility access within the project limits to accurately account for adjustment and/or replacement. Underground utilities will be incorporated into the project through map requests to the utility companies and drawn into the design file. This work will be considered survey quality level "D" per CI/ASCE 38-02. Utilities include phone, gas, communications, water main, overhead/underground electrical, sanitary sewer, storm sewer, and in-pavement traffic control equipment (including power poles, pedestals, valves and manholes).

### **1.4 Subsurface Utility Investigation**

No subsurface utility investigation will be conducted for this project.

### **1.5 Right-of-Way Surveys, Plats and Exhibits for Additional Project Scope Area**

The city owned improvements are expected to be limited to areas within existing right of way. Therefore, Consultant shall rely on property record research, readily found property pins at right of way, and GIS data to make a reasonable approximation of the right of way location. No property boundary retracement or certified right of way determination will be made. It is expected that sidewalk will be placed at least one foot inside the approximate right of way determined under this process. Construction is expected to require grading and other work on private property outside the right of way. Consultant will prepare right of entry agreements for all adjacent properties. City will be responsible for contacting property owners and obtaining signed right of entry agreements.

## **TASK C – FUNCTIONAL DESIGN**

The Consultant shall review reconstruction design criteria to be used in developing functional plans. Criteria will conform to Iowa SUDAS design standards. The criteria to be addressed shall include:

1. Determine typical roadway cross section and geometric characteristics
2. ADA sidewalk ramp compliance locations and needs
3. Sewer separation concept
4. Prepare Facility Plan, Intended Use Plan application, and associated documents for Iowa SRF financing
  - This assumes the facility plan will be a technical memo format and will not require creation of a full facility plan
5. Functional construction staging concept



## 6. Opinion of probable construction costs

### **TASK D – PLAN DESIGN DEVELOPMENT**

#### **1.0 Design Sheet Criteria**

The Sheet Numbering System described the Iowa SUDAS Design Manual will generally be followed for this project.

#### **2.0 Preliminary Plans**

##### **2.1 Preliminary Plan Preparation for Additional Sewer Separation Scope**

City comments shall be received within two (2) weeks of receipt of submittal from the CONSULTANT to avoid delays to the Project. After approval from the City of the Functional Design developed under Task C, the Consultant shall proceed with the development of Preliminary Plans based upon the approved functional design. No geometric revisions to the roadway design or typical section will occur after the start of the development of the Preliminary Plans.

Preliminary Level Plans shall be completed to provide the City the detail necessary to evaluate and budget for ultimate project improvement goals including pavement rehabilitation/reconstruction, ADA sidewalk ramp compliance, utility improvements and/or replacement and an understanding of property impacts. The following specific design items are to be included:

1. Typical Sections
2. Existing ROW from County GIS
3. Grading limits
4. Roadway Centerline Profile
5. Cross-sections
6. Storm sewer system
7. Existing utilities
8. Details
9. Traffic control plan
10. Erosion control plan

Preliminary Plans shall be completed to provide the City the level of detail necessary to evaluate and budget for ultimate project improvement goals including pavement rehabilitation, ADA sidewalk ramp compliance, and property acquisitions.

##### **2.3 Preparation of Special Provisions**

The Consultant will prepare special provisions for the project for any additions and/or revisions to the standard specifications.

##### **2.4 Preliminary Opinion of Probable Construction Cost**

Prepare a preliminary opinion of probable construction cost for the project. Preliminary cost estimates shall be based on representative major project elements and based on recent bid information. Detailed quantity takeoffs will not be developed for the preliminary cost estimate.



## **2.5 Quality Control - Plan Set**

Involve ongoing quality control input from the Project Team and the design engineer's senior technical staff throughout the development of preliminary plans and documents for each project segment. The design engineer is responsible for making specific recommendations and ensuring that critical issues are discussed and resolved prior to submittal of the preliminary plan set to the Project Team.

## **2.6 Field Exam of Additional Scope Area**

A Field Exam will be held with the Project Development Team to discuss key issues, with the main emphasis focused on constructability and identifying the complete scope of construction work. The review will determine the completion of the plan design, identify needed adjustments to minimize potential property impact and confirm the proposed plans. Revisions will be noted for preparation of the Final Plans.

## **2.8 Deliverables**

1. Electronic set of plans
2. Reviewed Quality Control Plans
3. Special Provisions
4. Cost Opinion

## **3.0 Check Plans**

City comments shall be received within two (2) weeks of receipt of submittal from the CONSULTANT to avoid delays to the Project. After written authorization of approval from the City of the Preliminary Plans developed under Task D, the Consultant shall proceed with the development of Check Plans. Upon completion, the design plans will be 100% complete.

The following specific design items (at a minimum) are to be included:

1. Title Sheet
2. General notes and legend
3. General site plan
4. Typical Sections
5. Quantity estimate and estimate reference information
6. Survey control
7. Plan and profile sheets for sewer separation
8. Removal limits plan
9. Erosion control/pollution prevention plan
10. Special construction details

## **3.1 Incorporate Comments from the Preliminary Plan Review**

The Consultant will respond to comments resulting from City Plan Review. Recommended modifications will be incorporated into the plan set.

## **3.2 Check Plan Preparation**

The Consultant will prepare check plans for the project. This item consists of the design and drafting of miscellaneous details not included in the other items. Included are such items as special storm sewer or manhole details not included in the standard drawings, special paving details and other required details.

#### **3.4 Update of Special Provisions**

The Consultant will update special provisions for the project resulting from City review.

#### **3.5 Opinion of Probable Construction Cost**

The Consultant shall prepare a final opinion of probable construction cost for the project. The cost estimate shall be based on representative major project elements and recent bid information.

#### **3.6 Quality Control Review**

Involve ongoing quality control input from the Project Team and the design engineer's senior technical staff throughout the development of check plans and documents.

#### **3.7 Deliverables**

1. Electronic set of Check plans
2. Electronic copy of Project Manual
3. Cost Opinion
4. Notice of Intent and Public Notice for coverage under NPDES GP#2 for publication and filing by City

### **4.0 Print Documents / Final Plans**

City comments shall be received within one (1) week of receipt of submittal from the CONSULTANT to avoid delays to the Project. Consultant will proceed with working on Print Documents/Final Plans during the City review of the Check Plans developed under Task D.

#### **4.1 Incorporate Comments from Final Plan / Check Plan Review**

The Consultant will respond to comments resulting from City plan review. Recommended modifications will be incorporated into the plan set.

#### **4.2 Opinion of Probable Construction Cost**

Prepare opinion of probable construction cost for the project. Final cost opinion shall include all project elements. Quantity takeoffs will be developed for the final cost estimate. Published cost opinion will be rounded up to the nearest \$10,000.

#### **4.4 Permitting**

The City shall file for and obtain required permit from the Iowa Department of Natural Resources as necessary for NPDES GP#2 coverage. The Consultant will prepare Iowa DNR wastewater construction permit application materials. All applicable fees shall be paid by the City. No other permits are expected for this project.

## **TASK E - Letting Services**

### **1.0 Letting Services**

The work tasks to be performed or coordinated by the Consultant during the Bid Period Services are based on one bid letting for the project and shall include the following:

#### **1.1 Deliverables**

1. 1 (one) print-ready Plan Set with cover sheet sealed by consultant
2. AutoCAD project files for Contractor's use in construction staking

#### **1.2 Plan Clarification and Addenda**

The bid letting shall be administered by the City. The consultant shall post the project plans to an online plan room. The Consultant shall assist the City during the bid periods in answering questions regarding the design intent. The Consultant shall issue plan clarification by addenda as necessary. Bids will be received in paper form by the City and the bid opening will be attended by the Consultant. The Consultant shall review bids, check contractor references, and make a recommendation on award.

## **TASK F – Construction Phase**

### **1.0 Construction Phase**

The work tasks to be performed by the Consultant during construction include the following:

#### **1.1 Pre-Construction Meeting**

The Consultant shall attend a pre-construction meeting scheduled and held by the City.

#### **1.2 Contractor Submittal Review**

The City shall review submittals and no scope is included for this item.

#### **1.3 Plan Interpretation during Construction**

The Consultant will be available to discuss the project design with the City's project manager and the Contractor during the construction phase, at the City's request. Inquiries during the construction period relating to design Standard of Care items will be addressed by the Consultant under this contract at the Consultants standard hourly rates. It is understood the City will provide on-going construction observation and administration services during the construction period and will inquire with the Consultant on an as-needed basis. Inquiries concerning items outside this scope (i.e. unforeseen underground conditions/facilities, constructability, etc.) will invoke a contract amendment for Consultant services. The design Standard of Care items are defined as services performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same professional discipline currently practicing under similar circumstances at the same time and in the same or similar locality.

#### **1.4 Site Visits**

The Consultant shall perform up to four (4) site visits during the project to review construction progress and general conformance to the plans and specifications. Site visits shall be initiated by the City for specific construction related items.

#### **ADDITIONAL SERVICES**

Additional Services are not included in this Agreement. If authorized under a Supplemental Agreement the Consultant shall furnish the following services:

1. Full facility plan beyond the requirements of a technical memo for SRF application purposes
2. Wastewater construction permit application materials beyond those required for basic collection system permitting, for example Schedule G, flows and loadings determination, or antidegradation alternatives analysis
3. Lighting design
4. Landscape design
5. Construction staging design other than complete roadway closure for each project area
6. Property boundary survey or right of way determination
7. Preparation of easements or acquisitions
8. Property Acquisition Services
9. Permits Other than IDNR General Permit No. 2
10. Sanitary Sewer Design
11. Water Main Design
12. Construction Observation Services
13. Construction Survey
14. Construction Testing Services
15. As-Built Survey

## **EXHIBIT B – FEE ATTACHMENT**

This **FEE ATTACHMENT** is part of **AMENDMENT #002** to the Agreement. Unless otherwise agreed to in writing by the parties, any conflict or inconsistency as to the terms set forth in the Amendment and the Agreement shall be governed by the Amendment.

1. The parties agree to the following additional services to complete the Project, as set forth below:

AMENDMENT 1 (SERVICES AND DELIVERABLES)		Amount
Deliverable 1 Task B	Topographic Survey – Exchanged for Remaining Budget in Original Agreement	\$0
Deliverable 2 Tasks A, C, D, E	Development of Plans for Roadway Reconstruction (One bid Letting)	\$428,250
THIS AMENDMENT TOTAL		\$428,250

AMENDMENT 2 (SERVICES AND DELIVERABLES)		Amount
Deliverable 1 Task B	Topographic Survey	\$25,000
Deliverable 2 Tasks A, C, D, E	Facility Plan for Funding Application and Development of Plans for Roadway Reconstruction and Sewer Separation (One bid Letting)	\$208,000
THIS AMENDMENT TOTAL		\$233,000

AMENDMENT (IMPACT TO BUDGET)		
ORIGINAL AGREEMENT	Mill and Overlay + Topo Survey	\$35,000
PREVIOUS AMENDMENTS (1)	Full Roadway Reconstruction (Timea Street)	+\$428,250
AMENDMENT #2 CHANGE	Full Roadway Surfacing Reconstruct (14 <sup>th</sup> Street and Palean Street) and Sewer Separation.	+\$233,000
NEW PROJECT TOTAL, MAXIMUM FEE, NOT TO EXCEED		\$696,250

2. **SCHEDULE:** Schedule for performance of services will be modified as follows or as set forth in the Agreement, such that all services will be completed to allow for a construction bid letting in Fall 2026. Construction may begin in late 2026 or 2027 and is expected to be completed in 2028.

**AGENDA**  
**COUNCIL WORKSHOP**  
**September 4, 2025**  
**IMMEDIATELY FOLLOWING REGULAR MEETING**

1. Discussion on Finance Items.
2. Discussion on Proposed Ordinance regarding Food Trucks/Push Carts & Peddlers/Solicitors.