

**AGENDA
CITY COUNCIL MEETING
October 16, 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 October 2, 2025;
 - Cash Receipts & Treasurer's Report for September 2025;
 - Resolution approving a Liquor License Gate City Restaurant and Bar, 2601 Main Street, Class C Retail Alcohol License – effective October 24, 2025;
 - Resolution approving a Liquor License Southside Boat Club, 625 Mississippi River Drive, Class F Retail Alcohol License – effective October 31, 2025;
 - Resolution approving a Liquor License ALDI Inc. #15, 3379 Main Street, Class B Retail Alcohol License -effective November 7, 2025;
 - Resolution approving Urban Revitalization Tax Exemption for Stephen Rogers, 1518 Franklin Street, detached garage;
 - Re-appointment of Kyle Riddle to the Park & Recreation Advisory Board, term to expire November 2, 2028;
 - Appointment of Erin White to the Convention & Tourism Bureau, term to expire December 31, 2028;
 - Motion to pay bills and transfers listed in Register No.'s 5501-5503;

OLD BUSINESS:

7. Motion to remove from table.

Motion to approve the initial reading of an Ordinance amending Section 9.28.040 dealing with parking regulations.

NEW BUSINESS:

8. Consider resolution authorizing the purchase of a copier for City Hall.
9. Consider resolution approving agreement with McClure Engineering for Taxiway A & D Lighting Project No. 3-19-0050-028-2026.
10. Consider resolution authorizing the Mayor to sign a demolition contract for a single-family dwelling located at 1012 Blondeau Street.
11. Consider resolution approving contract for Johnson Street Mill & Fill.
12. Consider resolution authorizing Internal Loan from General Fund to Tax Increment Revenue Fund.
13. Presentation to City Council from Great River Health System on status of their services.
14. Council Liaison Reports:
15. Staff Reports:
16. New Business:
17. Adjourn Meeting.

MINUTES
CITY COUNCIL MEETING
October 2, 2025
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on October 2, 2025, at 501 Main Street. Mayor Kathie Mahoney called the meeting to order at 5:30 p.m. There were seven council members present, two absent. Carissa Crenshaw, Dorothy Cackley, Jeff Mullin, Dan Tillman, Tyler Walker, Roger Bryant, and Michael Greenwald were present. Devon Dade and Steve Andrews were absent. Staff in attendance: City Administrator James Ferneau, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Community Development Director Pam Broomhall, Chief of Police Zeth Baum, Assistant Chief of Police Andrew Whitaker, Fire Chief Gabe Rose, Water Pollution Control Manager Tom Wills, and Bridge, Park, Cemetery & Sanitation Manager Bob Weis,

MAYOR'S CORRESPONDENCE: Informed of upcoming area events, updated on election forum, and read a proclamation declaring the month of October as Domestic Violence Awareness Month.

CITIZENS' REQUEST: Dan Winn requested changes to parking in front of the library and to all one-way streets, commended the Mayor on the completion of the Road of Honor, and distributed information regarding SEIBUS public transportation.

Motion made by Tillman, second by Walker to approve the agenda, including the consent agenda. (7) AYES, (0) NAYS. Motion carried.

- Minutes of the Regular Council meeting of September 18, 2025;
- **RESOLUTION NO. 279-2025:** Approving a Liquor License for Los Tapatios Restaurant, 706 Main Street, Class C Retail Alcohol License – effective November 1, 2025;
- Appointment of Nicki Smith-Dochterman to the Keokuk Public Library Board (1st term), 6-year term to expire July 1, 2031;
- Appointment of Sue Olson to the Historic Preservation Commission, fulfilling a term to expire September 1, 2027;
- Re-appointment of Joyce Sapp & Diane Kearns to the Grand Theatre Commission, term to expire November 5, 2028;
- Re-appointment of Mackenzie Kohnke & Mike Greenslaugh to the Park & Recreation Advisory Board, term to expire November 2, 2028;
- Motion to pay bills and transfers listed in Register No.'s 5498-5500;

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

Roll Call Vote: (7) AYES - Crenshaw, Walker, Mullin, Cackley, Tillman, Bryant, and Greenwald; (0) NAYS: Motion approved.

Motion made by Tillman, second by Walker to adopt and give final approval of **ORDINANCE NO. 2059** Amend Code of Ordinances, City of Keokuk, Iowa, Section 13.08.060 Concerning Class II Sewer Rates. (7) AYES, (0) NAYS. Motion carried.

Motion made by Tillman, second by Bryant to approve the initial reading of an Ordinance amending Section 9.28.040 dealing with parking regulations. Director of Library Monica Winkler voiced her concerns, after further discussion a motion was made by Greenwald, second by Cackley to table ordinance. (7) AYES, (0) NAYS. TABLED.

Motion made by Greenwald, second by Crenshaw to approve the following proposed **RESOLUTION NO. 280-2025**: “A RESOLUTION SUSPENDING THE CIVIL SERVICES HIRING PRACTICE FOR A PERIOD OF 1-YEAR AS ALLOWED BY IOWA CODE.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Tillman to approve the following proposed **RESOLUTION NO. 281-2025**: “A RESOLUTION APPROVING THE PURCHASE OF TWO NEW ACTUATED VALVES FOR THE WATER RESOURCE RECOVERY FACILITY.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Crenshaw to approve the following proposed **RESOLUTION NO. 282-2025**: “A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A DEMOLITION CONTRACT FOR A SINGLE-FAMILY DWELLING LOCATED AT 624 C STREET.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Crenshaw to approve the following proposed **RESOLUTION NO. 283-2025**: “A RESOLUTION APPROVING OFFICER TRAINING REIMBURSEMENT AGREEMENT.” (7) AYES, (0) NAYS. Motion carried.

NEW BUSINESS: Cackley spoke of concerns regarding recent increase in gas leaks.

**CASH RECEIPTS
SEPTEMBER 2025**

General Fund	\$	490,140.03
Park Maint./Improv. Total	\$	1,641.30
Road Use Tax	\$	152,343.34
Employee Benefit Total	\$	296,468.91
Sales Tax - Human Development Total	\$	147,830.84
Tax Increment Financing Total	\$	95,413.47
Economic Development Total	\$	611,170.00
Library Trust Total	\$	182.45
Debt Service Total	\$	254,216.26
Capital Improv. Project Total	\$	(2,498.91)
Perpetual Care Total	\$	400.00
WPC Maint/Operation Total	\$	243,605.50
WPC Improvement Reserve Total	\$	3.24
Solid Waste Total	\$	88,992.53
Municipal Bridge Total	\$	3,172.66
Internal Service Fund Total	\$	61,480.16
TOTAL	\$	2,444,561.78

TREASURER'S REPORT

CALENDAR 9/2025, FISCAL 3/2026

FUND	ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	LIABILITY	END BALANCE
001	GENERAL	2,815,143.47	490,140.03	854,161.83	189.11-	2,450,932.56
002	PARK MAINT/IMPROV	144,285.76	1,641.30	.00	.00	145,927.06
087	PUBLIC WKS EQUIP REP	12,800.78	.00	.00	.00	12,800.78
110	ROAD USE	1,875,551.08	152,343.34	100,537.12	5.03	1,927,362.33
112	EMPLOYEE BENEFIT	685,329.34	296,468.91	6,998.08	.00	974,800.17
119	EMER - TAX LEVY	211,960.22	.00	.00	.00	211,960.22
121	SALES TAX - HUMAN DEV	1,432,438.13	147,830.84	.00	.00	1,580,268.97
122	SALES TAX - INFRASTRUCT	.00	.00	.00	.00	.00
125	TAX INCREMENT FINANCING	398,200.39	95,413.47	.00	.00	493,613.86
160	ECONOMIC DEVELOPMENT	63,921.87-	611,170.00	45,875.72	.00	501,372.41
167	LIBRARY TRUST	145,466.09	182.45	.00	.00	145,648.54
168	GRAND THEATRE RESERVE	1,051.17	.00	.00	.00	1,051.17
169	MARY E TOLMIE FUND	97,568.85	.00	.00	.00	97,568.85
182	SWIMMING POOL RESERVE	1,070.00	.00	.00	.00	1,070.00
199	AMERICAN RESCUE PLAN	.00	.00	.00	.00	.00
200	DEBT SERVICE	65,960.94	254,216.26	.00	.00	320,177.20
301	CAPITAL IMPROV PROJECTS	5,347,234.72	2,498.91-	156,461.05	.00	5,188,274.76
302	RIVERFRONT BARGE	.00	.00	.00	.00	.00
303	CAP EQUIP PURCHASES	282,164.63-	.00	24,602.55	.00	306,767.18-
304	CAPITAL PROJECT	34,475.67-	.00	6,487.50	.00	40,963.17-
500	PERPETUAL CARE	518,295.29	400.00	.00	.00	518,695.29
610	WPC MAINT/OPERATION	1,318,880.11	243,605.50	177,321.84	193.46-	1,384,970.31
611	WPC IMPR RESERVE	981,072.90	3.24	19,601.95	.00	961,474.19
612	SEWER MAINT EQUIP REPL	.00	.00	.00	.00	.00
613	WAT POL CONTR CAP	185,837.94	.00	.00	.00	185,837.94
614	SEWER IMPROV RESERVE	31,570.28	.00	.00	.00	31,570.28
617	CDBG SWR POINT REPAIR	1,157,219.40	.00	.00	.00	1,157,219.40
670	SOLID WASTE	204,936.97	88,992.53	72,706.66	.67-	221,222.17
671	SOL WAS EQUIP PRELACE	.00	.00	.00	.00	.00
672	CAP PROJ REMEDIAL	.00	.00	.00	.00	.00
690	MUNICIPAL BRIDGE	1,795,951.19	3,172.66	29,658.61	551.93	1,770,017.17
810	INTERNAL SERVICE FUND	10,601.02	61,480.16	62,403.99	.00	9,677.19
Report Total		19,057,863.87	2,444,561.78	1,556,816.90	173.72	19,945,782.47

RESOLUTION NO.

**A RESOLUTION APPROVING A CLASS C RETAIL ALCOHOL LICENSE FOR
GATE CITY RESTAURANT AND BAR**

WHEREAS, Application has been made by Gate City, LLC for a Class C Retail Alcohol License for Gate City Restaurant and Bar, 2601 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, Gate City, 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 C Retail Alcohol License for Gate City Restaurant and Bar, 2601 Main Street, effective October 23, 2025, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed & Approved this 16th day of October 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
K. A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

RESOLUTION NO.

**A RESOLUTION APPROVING A CLASS F RETAIL ALCOHOL LICENSE FOR
SOUTHSIDE BOAT CLUB, 625 MISSISSIPPI RIVER DRIVE**

WHEREAS, Application has been made by Southside Boat Club, for a Class F Retail Alcohol License with Outdoor Service for Southside Boat Club, 625 Mississippi River Drive; **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, Southside Boat Club has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class F Retail Alcohol License with Outdoor Service for Southside Boat Club, 625 Mississippi River Drive, effective October 31, 2025, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 16th day of October 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
K. A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

RESOLUTION NO.

**A RESOLUTION APPROVING A LIQUOR LICENSE FOR ALDI, INC. #15
3379 MAIN STREET**

WHEREAS, Application has been made by Aldi, Inc., for a Class B Retail Alcohol License for Aldi, Inc. #15, 3379 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, Aldi, Inc. has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class B Retail Alcohol License for Aldi, Inc. #15, 3379 Main Street, effective November 7, 2025, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 16th day of October 2025.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
K. A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

RESOLUTION NO.

A RESOLUTION APPROVING URBAN REVITALIZATION TAX EXEMPTION

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

WHEREAS, Applications have been submitted;

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

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

- 1518 Franklin Street, Stephen Rogers, detached garage

Passed & Approved this 16th day of October 2025.

K. A. Mahoney, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

October 10, 2025

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

Honorable Mayor:

Please accept this application for urban revitalization tax exemption (as adopted by City Ordinance No. 1716) for my improvement project located at 1518 Franklin Street.

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

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

My project is (describe in detail): **30' x 30' prefab metal garage on slab**

The estimated cost of the completed project is **\$25,800** and it will be completed on, October 2025

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

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

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

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

Sincerely,



Property Owner(s) Signature

APPLICATION FOR URBAN REVITALIZATION EXEMPTION

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

Property Owner Name: **Stephen Rogers**

Property Owner Address: **1518 Franklin Street**

Address of Residential Property
Claimed for Exemption: **1518 Franklin Street**

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

1. If applicable, describe in detail the new construction for which an exemption is claimed:
30' x 30' prefab metal garage on slab
2. If applicable, describe in detail the reconstruction of existing buildings or structures:
3. Was prior approval given by the City Council for this exemption?
Yes: ☐ (by Res. No. _____) No: ☒
4. Estimated costs of the improvements? **\$25,800.00**
5. Estimated or actual date of completion? **October 2025**
6. Please provide the names of tenants that occupied the building on April 1, 2001. See Iowa Code Section 404.6 with regard to relocation expenses of tenants.

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

Stephen Rogers
Signature of Applicant

Property Owner
Title

10-10-2025
Date

FOR ASSESSOR USE ONLY

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

Assessor Signature

Date

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 OCTOBER 16, 2025.

REGISTER NO. 5501

AHLERS & COONEY, P.C.	AMEND NO.8 TWIN RIVERS URP	\$	388.00
KEOKUK MUNICIPAL WATER WORKS	GARBAGE/SEWER BILLING	\$	3,327.50
GATE CITY PUBLISHING	PUBLICATIONS	\$	772.95
GRAY QUARRIES, INC	4-6' OVERSIZE & CM9 ROADROCK	\$	1,191.60
JIM BAIER, INC	PARTS	\$	62.72
HARTRICK'S LUMBER	SUPPLIES	\$	205.03
RIVER CITY PARTS, INC.	PARTS	\$	72.10
PETTY CASH - WASTEWATER TREATMENT	POSTAGE	\$	23.74
ACCESS SYSTEMS	SERVICE	\$	139.16
S. J. SMITH WELDING SUPPLY	PROPANE,OXYGEN & HAZMAT CHARGE	\$	242.53
IDEAL READY MIX COMPANY, INC	CONCRETE	\$	3,039.75
MICROBAC LABORATORIES, INC	WPC TEST SAMPLES	\$	1,017.00
TASKE FORCE, INC.	SERVICE	\$	10,785.75
GALLS, LLC	PARTS/SUPPLIES KFD	\$	98.57
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$	25.56
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$	937.75
ALLIANT	SERVICE	\$	46,938.33
THE CARDBOARD BOX	UPS CHARGES	\$	72.36
HACH COMPANY	WPC LAB SUPPLIES	\$	2,178.30
CENTURY LINK	SERVICE	\$	383.51
GREAT RIVER REGIONAL WASTE	SERVICE	\$	12,833.02
TRUCK REPAIR, INC	PARTS FIRE DEPT.	\$	197.08
SHOEMAKER & HAALAND	2024 GRAND AVE MILL & FILL	\$	7,000.00
MODJESKI & MASTERS, INC.	BRIDGE INSP.SEPT.1-28,2025	\$	1,160.00
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$	101.34
KEOKUK CONTRACTORS, INC	CONTRACTUAL WORK	\$	4,970.00
ELECTRIC PUMP	SERVICE CALL INDIAN HILLS LS	\$	2,010.93
HUFFMAN MACHINE & WELDING, INC	SUPPLIES/PARTS	\$	123.47
ENDERLE HEATING & A/C COMPANY	PARTS/LABOR @ PUBLIC LIBRARY	\$	521.18
VEENSTRA & KIMM, INC.	PROFESSIONAL SERVICES	\$	750.00
FISHER SCIENTIFIC	LAB SUPPLIES-WPC	\$	249.21
SECRETARY OF STATE	NOTARY PUBLIC 822720 T.WELKER	\$	30.00
YOUNGGREN SHOES	SAFETY BOOTS	\$	739.68
KNAPHEIDE TRUCK EQ CENTER	PARTS STREET DEPT.	\$	911.34
CUSTOM BRICK & STONE CO., INC.	MASONRY REPAIR @ CITY HALL	\$	1,970.00
U.S. CELLULAR	SERVICE	\$	568.71
AT&T MOBILITY	SERVICE	\$	722.30
FERGUSON ENTERPRISES LLC #1657	CREDIT ON ACCOUNT	\$	(470.20)
KEOKUK FARM & HOME SUPPLY	SUPPLIES	\$	2,122.57
WISS & WISS EQUIPMENT INC.	BLADES SANITATION DEPT.	\$	303.78

REGISTER NO. 5502

CAPITAL ONE	SUPPLIES	\$ 487.45
DISCOUNT TIRE & SERVICE	TIRES BRIDGE DEPT.	\$ 667.40
O'REILLY AUTOMOTIVE INC.	PARTS	\$ 1,856.34
ROBERT ROSE	ANNUAL LEASE PAYMENT	\$ 500.00
ANDREW WHITAKER	REIMB.POSTAGE EXPENSE	\$ 22.00
MEDIACOM	SERVICE	\$ 853.70
LCL FARMS INC.	CONTRACTUAL WORK	\$ 2,205.00
MES SERVICE COMPANY, LLC	K9 BADGE/OFFICER BADGE KPD	\$ 189.16
HILL'S PET NUTRITION SALES,INC	ANIMAL CONTROL SUPPLIES	\$ 45.03
THE J.P. COOKE CO.	DOG/CAT LICENSES ACO	\$ 211.50
WEF	MEMBERSHIP TOM WILLS	\$ 169.00
LEXISNEXIS RISK DATA	SERVICE KPD	\$ 155.77
STACEY J. HAWKINS	TREE SERVICES	\$ 800.00
KEVIN B. FEEHAN	VEG.CONTROL @ UNION DEPOT	\$ 500.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE	\$ 235,221.21
PAT THOMPSON	BENCH PLAQUES	\$ 561.00
LEE COUNTY TREASURER	3 TAX SALE CERT.RES.#211-2025	\$ 30.00
JAMES FERNEAU	REIMB.TRAVEL EXPENSES - HOTEL	\$ 184.67
CARD SERVICES	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 505.10
RUNGE FAMILY RESIDUARY TRUST	ANNUAL LEASE PAYMENT	\$ 400.00
TWO RIVERS VETERINARY CENTER	ANIMAL SERVICES	\$ 1,489.00
INTERSTATE BATTERIES OF	DRY0070 VEHICLE MAINT.	\$ 12.00
VERIZON WIRELESS	SERVICE	\$ 751.47
IOWA LAW ENFORCEMENT ACADEMY	OFFICERS TRAINING KPD	\$ 5,100.00
RYAN BELL	REIMB.HOTEL TRAVEL EXPENSES	\$ 724.41
HAMILTON CONCRETE PRODUCTS CO.	7 PARKING CURBS @ CITY HALL	\$ 294.00
RNJ'S DISTRIBUTION INC.	WATER + FUEL SURCHARGE	\$ 64.00
LIBERTY UTILITY IOWA	SERVICE KEOKUK PUBLIC LIBRARY	\$ 54.82
DOUG SEABOLD	TOOL ALLOWANCE FY2025-2026	\$ 128.39
LYNCH DALLAS, PC.	PROFESSIONAL SERVICES	\$ 1,655.00
GRAPHIC EQUIPMENT CORPORATION	PARTS WWTP	\$ 7,995.69
IOWA COMMUNITIES ASSURANCE	CLAIM PAYMENT	\$ 6,130.44
CINTAS CORP	SERVICE	\$ 1,870.96
THE SAFETY SPECIALTY	SERVICE	\$ 275.00
COMMERCIAL CONTRACTING	CONTRACTUAL WORK	\$ 14,370.00
SOUTHEAST IOWA GARAGE DOOR	SERVICE CALL/PARTS @ AIRPORT	\$ 388.00
AGRINEED, INC.	SUPPLIES FOR KEOKUK AIRPORT	\$ 238.98
KEOKUK MILLS, LLC	FRANCHISE FEE 2024-2025	\$ 14,655.92
ICONNECTYOU	SERVICE	\$ 882.59
ANDERSON, LARKIN & CO, PC	AUDIT OF JUNE 30,2025FINANCIAL	\$ 12,500.00
JOHNSON CONTROLS FIRE	SERVICE KEOKUK PUBLIC LIBRARY	\$ 1,005.87
RADIO KEOKUK	SERVICE	\$ 1,375.00
JAMES F. DENNIS	PROFESSIONAL SERVICES SEPT.25	\$ 5,977.98

REGISTER NO. 5503

STEVEN R LONG	CITY HALL JANITORIAL SERVICE	\$	600.00
GREATAMERICA FINANCIAL SVCS.	SERVICE KPD	\$	246.08
MCCLURE ENGINEERING CO	AIRPORT RENOVATE TERMINAL BLDG	\$	222.71
ASCENT AVIATION GROUP INC	FUEL @ AIRPORT	\$	49,241.29
WALZ LABEL AND MAILING SYSTEMS	SUPPLIES	\$	104.76
LIVE VOICE	ANSWERING SERVICE	\$	416.48
NORRIS ASPHALT PAVING	1/2' SURFACE STREET DEPT.	\$	1,575.36
SHARED IT INC	IT SERVICES	\$	2,496.14
PROLINE STRIPING INC	RESTRIPE PAKING LOT @ LIBRARY	\$	1,011.00
MOBILE BEACON	3 DEVICES @ KEOKUK PUB.LIBRARY	\$	360.00
TRI-STATE HEATING & ELECTRIC	NUISANCE MOWINGS	\$	2,340.00
DRAKE HARDWARE & SOFTWARE	2 SENIOR CONSULTING SID CENTER	\$	250.00
VERTICAL COMMUNICATIONS INC.	SERVICE	\$	186.00
SCOTT'S ULTRA CLEAN LLC	JANITOR SERVICE KPD OCT.2025	\$	550.00
EXCEL IT SERVICES	LIBRARY IT SERVICES	\$	400.24
SchraGIS Solutions	GIS MAINTENANCE	\$	300.00
MASON SCHAU	REIMB.REPLACED SQUAD CAR MATS	\$	35.30
HENNIGES AUTOMOTIVE, INC	FRANCHISE FEE REBATE	\$	12,843.19
JONES CONTRACTING CORP.	S.18TH RECONST. RIDGE TO MAIN	\$	16,075.68
CENGAGE LEARNING INC./GALE	SUPPLIES KEOKUK PUBLIC LIBRARY	\$	24.74
TEST INC.	WPC BIOSOLIDS	\$	490.00
UAV SERVICES LLC	SERVICE	\$	100.00
JIM BARTON CONSTRUCTION	HANGAR 8&9 RENOVATIONS AIRPORT	\$	83,500.00
		\$	605,589.44



COUNCIL ACTION FORM

Date: October 16, 2025

Presented By: Brian Carroll, P.W. Director

Subject: No Parking North 5th Street From - Concert - High on South Side Agenda Item: _____

Description:

The public works department is requesting that no parking be allowed on the southerly side of North 5th Street from Concert Street to High Street, across the street from the Keokuk Public Library.

I would therefore recommend that no parking be allowed on the southerly side of North 5th Street between Concert Street and High Street.

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

Tabled 10/2/2025

Date _____

Recommendation:

Staff recommends approval.

Required Action

ORDINANCE ☒ RESOLUTION ☐ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

**An Ordinance Amending Section 9.28.040
Dealing with Parking Regulations**

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

Section 1: The Municipal Code be amended by adding the following subsection to section 9.28.040, Prohibited parking on certain streets, to read as follows:

9.28.040 Prohibited parking on certain streets.

(65) The southerly side of North 5th Street from Concert Street to High Street.

Section 2: All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: After second reading and passage of this ordinance the same shall remain on file with the City Clerk for ten (10) days before it shall come on for final adoption and thereafter upon such final adoption as evidenced by resolution to that effect this Ordinance shall be published once in the Daily Gate City, a newspaper of general circulation and after such final adoption take effect from the date of publication.

Initial reading by the Council on this 16th day of October 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: 10/16/2025

Presented By: El Anfaoui/ Ferneau

Subject: Copier Purchase-City Hall Agenda Item: 8

Description:

City Hall has been reviewing copier options to replace the current unit. The existing copier is failing, as copies are consistently faded and of poor quality, making it difficult to maintain essential city records and perform daily office functions efficiently. This equipment is integral to the daily operations of the office for printing, scanning, and copying essential city documents.

Quotes have been obtained from Access Systems for three models that vary in speed, capacity, and price:

Option 1: Sharp BP-50M31 – Purchase price: \$8,670.68

Option 2: Sharp BP-70C31 – Purchase price: \$9,902.69

Option 3: Sharp BP-70C45 – Purchase price: \$12,288.88

There is an option to lease these machines; however, it is more beneficial to the city's finances to purchase the machine outright rather than lease, which would increase long-term debt.

Timely replacement of this copier is necessary to ensure uninterrupted workflow and continued service efficiency within City Hall.

FINANCIAL

Is this a budgeted item? YES ☐ NO ☒

Line Item #: 001-650-6710 Title: Capital Equipment-Municipal Bldg

Amount Budgeted: 0

Actual Cost: \$9902.69

Under/Over: _____

Funding Sources:

Departments:

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

COUNCIL ACTION FORM

Any previous Council actions:

Action

Date

Recommendation:

After review, staff recommends Option #2, a Sharp 70C31 based on functionality, reliability, and overall value. Option #1 is solely a black and white printer that meets our copy volume needs but limits our functionality based on current usage for color copying. Option #3 is the model most closely matched to our existing printer, but is oversized (hence more expensive than needed) based on what our historical usage has been. Option #2 is the recommended size machine to handle our usage, both historical and projected, at the most economical price while maintaining the flexibility our current machine has (including color printing capability).

Required Action

ORDINANCE ☐ RESOLUTION ☒ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

--

MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF A COPIER FOR
CITY HALL**

WHEREAS, the City Office requires a reliable copier to efficiently perform administrative and record-keeping duties; and

WHEREAS, the existing copier is failing, as copies are consistently faded and of poor quality, making it difficult to maintain essential city records and perform daily office functions efficiently; and

WHEREAS, timely replacement of this copier is necessary to ensure uninterrupted workflow and continued service efficiency within the City Offices; and

WHEREAS, staff has obtained multiple quotes and reviewed copier models based on cost, performance, and departmental needs; and

WHEREAS, after review, staff recommends purchasing the Sharp 70C31 from Access Systems in the amount of \$9,902.69;

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

That the City Council hereby approves the purchase of a copier for the City Hall Office from Access Systems in the amount of \$9,902.69.

PASSED, APPROVED, AND ADOPTED this 16th day of October 2025.

K. A. Mahoney, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



Sales Quote
Proposal ID 88440
Date 10/7/2025
Nick Bolin

Ship To:			Bill To:		
Company Name:			Company Name:		
Keokuk City Hall			Keokuk City Hall		
Contact:			Contact:		
Celeste El Anfaoui					
Address:			Address:		
501 Main			501 Main		
City:	State:	Zip:	City:	State:	Zip:
Keokuk	IA	52632	Keokuk	IA	52632
Phone:	Email:		Phone:	Email:	
(319) 524-2050	celanfaoui@cityofkeokuk.org		(319) 524-2050		

Equipment Sale

Make	Model	Quantity	Purchase Price
BP-50M31	BP-50M31	1	\$8,670.68
	Print, Copy, Scan, Fax		
	2x550 Sheet Paper Trays, 2,100 Sheet Split Paper Tray		
	50 Sheet Stacking Staple Finisher		

Service

Meter Group Description	Monthly Images Included	Cost per Month	Per Image Overage
Copier B&W	4,000	Included	\$0.009

New Service Payment:	\$36.00
Current Average Maintenance Cost Per Month	\$194.42

Nick Bolin

Copier Sales - Account Executive
(319) 576-3890
nbolin@accesssystems.com

Comments:

Purchase price includes delivery and installation of new copier and removal and recycling of old copier
Service payment includes all toners, service calls, parts and labor as well as 4000 B&W pages per month.



Sales Quote
 Proposal ID 88415
 Date 10/7/2025
 Nick Bolin

Ship To:			Bill To:		
Company Name:			Company Name:		
Keokuk City Hall			Keokuk City Hall		
Contact:			Contact:		
Celeste El Anfaoui					
Address:			Address:		
501 Main			501 Main		
City:	State:	Zip:	City:	State:	Zip:
Keokuk	IA	52632	Keokuk	IA	52632
Phone:	Email:		Phone:	Email:	
(319) 524-2050	celanfaoui@cityofkeokuk.org		(319) 524-2050		

Equipment Sale

Make	Model	Quantity	Purchase Price
BP-70C31Sharp	BP-70C31	1	\$9,902.69
	Print, Copy, Scan, Fax		
	2x550 Sheet Paper Trays, 2,100 Sheet Split Paper Tray		
	50 Sheet Stacking Staple Finisher		

Service

Meter Group Description	Monthly Images Included	Cost per Month	Per Image Overage
Copier B&W	1,800	Included	\$0.0055
Copier Color	1,500	Included	\$0.0550

New Service Payment:	\$92.40
Current Average Maintenance Cost Per Month	\$194.42

Nick Bolin

Senior Account Manager
 (319) 975-0502
 nbolin@accesssystems.com

Comments:

Purchase price includes delivery and installation of new copier and removal and recycling of old copier
 Service payment includes all toners, service calls, parts and labor as well as 1800 B&W and 1500 Color pages per month.



Sales Quote
 Proposal ID 88441
 Date 10/7/2025
 Nick Bolin

Ship To:			Bill To:		
Company Name:			Company Name:		
Keokuk City Hall			Keokuk City Hall		
Contact:			Contact:		
Celeste El Anfaoui					
Address:			Address:		
501 Main			501 Main		
City:	State:	Zip:	City:	State:	Zip:
Keokuk	IA	52632	Keokuk	IA	52632
Phone:	Email:		Phone:	Email:	
(319) 524-2050	celanfaoui@cityofkeokuk.org		(319) 524-2050		

Equipment Sale

Make	Model	Quantity	Purchase Price
BP-70C45	BP-70C45	1	\$12,288.88
	Print, Copy, Scan, Fax		
	2x550 Sheet Paper Trays, 2,100 Sheet Split Paper Tray		
	50 Sheet Stacking Staple Finisher		

Service

Meter Group Description	Monthly Images Included	Cost per Month	Per Image Overage
Copier B&W	1,800	Included	\$0.0055
Copier Color	1,500	Included	\$0.0550

New Service Payment:	\$92.40
Current Average Maintenance Cost Per Month	\$194.42

Nick Bolin

Copier Sales - Account Executive
 (319) 576-3890
 nbolin@accesssystems.com

Comments:

Purchase price includes delivery and installation of new copier and removal and recycling of old copier
 Service payment includes all toners, service calls, parts and labor as well as 1800 B&W and 1500 Color pages per month.



COUNCIL ACTION FORM

Date: October 16, 2025

Presented By: Brian Carroll, PWD *BC*

Subject: Taxiway A & D Lighting Project Agenda Item: _____

Description:

Attached is the task order for the Taxiway A & D Lighting project from McClure Engineering. The proposed agreement has been reviewed by the FAA and is ready for City Council approval. Both the design fee and future construction will be funded through a 95% FAA grant. Total engineering fee is \$99,890 with the city's matching portion being \$4,999

I therefore recommend approval for the mayor to sign EOK Task Order 1 for McClure Engineering to provide the engineering services for the project.

FINANCIAL

Is this a budgeted item? YES ☒ NO ☐

Line Item #: 001-280-6710 Title: CAP EQUIP-AIRPORT

Amount Budgeted: \$204,035

Actual Cost: \$4,999

Under/Over: _____

Funding Sources:

Departments:

Airport

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

COUNCIL ACTION FORM

Any previous Council actions:

Action

Date _____

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 AGREEMENT WITH MCCLURE
ENGINEERING FOR TAXIWAY A & D LIGHTING
PROJECT NO. 3-19-0050-028-2026**

WHEREAS the task order for the Taxiway A & D Lighting Project has been completed by McClure Engineering; and

WHEREAS the proposed engineering agreement has been reviewed by the Federal Aviation Administration (FAA); and

WHEREAS the design fee and future construction will be funded through a 95% FAA grant; and

WHEREAS the City of Keokuk will be responsible for a 5% match; and

WHEREAS the total for engineering fees will be \$99,890 with the City's portion being \$4,999.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that the City Council hereby grant approval for the mayor to sign an agreement with McClure Engineering to provide engineering services for the Taxiway A & D Lighting Project with the City paying a 5% match in the amount of \$4,999.

Passed this 16th day of October 2025

Mayor – Kathie Mahoney

Attest – Celeste El Anfaoui

Project No.: 2024002617-001
Project Name: Reconstruct Taxiway A & D Lighting
Keokuk Municipal Airport
Project Manager: Adam J. Thompson

TASK ORDER NO. 1
AGREEMENT FOR ENGINEERING SERVICES
KEOKUK MUNICIPAL AIRPORT, KEOKUK IOWA
RECONSTRUCT TAXIWAY A & D LIGHTING

This **TASK ORDER NO. 1**, made on the _____ day of _____, 2025, under the terms and conditions established in the **MASTER AGREEMENT**, dated the 6th day of February, 2025, by and between **McClure Engineering Company, of Clive**, Iowa (herein referred to as "**Consultant**") and the **City of Keokuk, Iowa** (hereinafter referred to as "**Owner**"). Services shall be performed per the fees, terms and conditions outlined in this Agreement. The **Consultant** shall provide engineering services at the request of the **Owner** which consists of the items listed below, located at the **Keokuk Municipal Airport in Keokuk, Iowa**.

PROJECT DESCRIPTION:

DESIGN, BIDDING, AND CONSTRUCTION ENGINEERING SERVICES
RECONSTRUCT TAXIWAY A & D LIGHTING
FAA AIP-2025 No. 3-19-0050-028-2026
FAA BIL-AIG-2025 No. 3-19-0050-029-2026
KEOKUK MUNICIPAL AIRPORT, KEOKUK, IOWA

1. The **Owner** shall provide information, which shall set forth the **Owner's** objectives, schedule, constraints, budget with reasonable contingencies and other applicable criteria. (See Exhibit 'E' for **Owner's** responsibilities).
2. The **Consultant** shall provide the following services, including:

Part I: Design and Bidding Services

Item	Included	Not Included
200.05 Existing Conditions		
1. Data Gathering/Inventory	X	
2. Existing Condition Drawings	X	
3. Testing for Asbestos in Terminal to be Removed (Asbestos Mitigation not included)		X
4. Storm Sewer Televising		X
5. Geographical Information Systems		X
6. Environmental Assessment		X
7. Airspace Obstruction Survey		X
300.05 FAA AIP Grant Administration		
1. Airport Improvement Program (AIP) & Bipartisan Infrastructure Law - Airport Infrastructure Grants (BIL-AIG) Grant Administration		
a. Prepare AIP & BIL-AIG Grant Application	X	
b. Prepare AIP Sponsor Certifications	X	
c. Prepare AIP Invoice Summary & assist Owner with monthly Reimbursement requests		X
d. Prepare AIP Sponsor Quarterly Performance Reports		X
e. Prepare AIP Financial Reports		X
2. Update 3-year DBE Program (FY25-FY27)		X
400.05 Preliminary Design		
1. Conduct Project Kickoff Charette Meeting (virtual). Prepare agenda and distribute minutes.	X	
2. Confirm Scope, Extent and Character of the Project:		
• Final Design Criteria	X	
• Field Surveys to Determine Conditions Meetings/Data Gathering/Site Visits (to determine condition of runway and taxiway lighting, signage, electrical vault, NAVAIDS) (1-4 hour visit by PM and PE II)	X	
• Pre-trip preparation	X	
• Post trip processing	X	
• Develop Construction Item List	X	
• Review Project Questions and Issues	X	
• Building Layouts		X
• Operation and Maintenance Concepts		X
• Utility Requirements	X	
• Project Limits Exhibit	X	
435.05 Soil Boring Coordination		
1. Prepare Geotechnical Scope of Work and submit to Geotechnical Firm		X
2. Review Geotechnical Scope/Fee Proposal and coordinate contract approval with Owner		X
3. Coordinate field exploration with Owner		X
4. Review Geotechnical Results and provide comments		X
500.05 Final Design		
A. 30% Design Phase		
1. Perform 30% Airfield Electrical Design		
• Prepare Preliminary Taxiway A (and associated taxiway connectors) Lighting Layout	X	
• Prepare Preliminary Taxiway D Lighting Layout	X	
• Prepare Preliminary Guidance Sign Layout	X	
• Provide assessment of existing conditions of NAVAIDS (REILs, PAPIs, L-854 Interface Panel, L-854 Radio Receiver)		X
• Provide assessment of existing vault building		X
2. Prepare 30% "Opinion of Probable Construction Cost" and Project Budget.	X	
3. Perform 30% QA/QC by Senior Airport Engineer.	X	
4. Furnish 30% Documents in accordance with Table 1 in Exhibit 'C' .	X	
5. Conduct 30% Review Meeting via teleconference. Prepare agenda and distribute minutes	X	
6. Prepare Draft CSPP Document	X	

Item	Included	Not Included
B. 90% Design Phase		
1. Formally Address FAA and Owner 30% Comments	X	
2. 90% Airfield Electrical Design		
• Perform Taxiway A & D Circuit Load Calculations	X	
3. Determine wiring and circuit plans	X	
4. Prepare 90% PAPI Design		X
5. Prepare 90% REIL Design		X
6. Prepare 90% Project Drawings in accordance with Table 1 in Exhibit 'C'	X	
7. Prepare 90% Specifications in accordance with Table 2 in Exhibit 'C'	X	
8. Prepare 90% Engineer's Report	X	
9. Submit Modifications of Standards		X
10. Prepare Detailed Construction Schedule	X	
11. Prepare 90% "Opinion of Probable Costs" and Project Budget.	X	
12. Perform 90% QA/QC by Senior Airport Engineer	X	
13. Furnish 90% Documents in accordance with Table 3 in Exhibit 'C' .	X	
14. Conduct 90% Review Meeting via teleconference. Prepare agenda and distribute minutes	X	
15. Prepare Draft and Final CSPP Document	X	
• Submit Draft CSPP	X	
• Address FAA Final CSPP comments	X	
• Submit CSPP for Approval	X	
C. Issued for Bid (IFB) Package (100% Phase)		
1. Formally Address FAA and Owner 90% Comments	X	
2. Prepare IFB (100%) Drawings, Specifications, and Bid Documents	X	
3. Furnish IFB (100%) Documents in accordance with Table 3 in Exhibit 'B'	X	
504.05 Construction Permits		
1. 1. Erosion Control Plan/Permit		
• Apply for NPDES Permit from DNR (Owner will be operator listed on permit). Consultant will not be liable for fines arising from noncompliance with SWPPP. The Owner shall be the Permit holder and shall pay for all costs associated with permit.		X
• Prepare Storm Water Pollution Prevention Plan (SWPPP)		X
2. Iowa DOT Right-of-Way Permit		X
3. City Permits		X
4. County Permits		X
5. Other Permits as Required (including Section 404 Permit, State Electrical Permit, State Fire Marshal Permit, Others)		X
6. File and submit FAA OE/AAA Case Study along with runway offset exhibits		
• FAA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) Form	X	
602.05 Advertising, Bidding, Contract Award		
1. Assist Owner in advertising for and obtaining bids	X	
2. Conduct Remote Prebid Conference (1 meeting). Prepare agenda and minutes	X	
3. Provide Drawings, Specifications, and Bid Documents	X	
4. Issue Addenda to interpret or clarify bid documents	X	
5. Respond to Bidders' questions at discretion of Owner	X	
6. Conduct Bid opening (online via QuestCDN) (1 Bid opening)	X	
7. Prepare Bid Tabulation	X	
8. Review Bidders' qualifications, bids, and other documents. Make recommendation for award of contract.	X	
9. Present Bids and make Recommendation of Award of Contract in person at Owner's location	X	
10. Distribute Executed Construction Contracts		
• 3 Copies to Contractor	X	
• 2 Copies to Owner	X	
• 1 Copy to FAA	X	
Item	Included	Not Included
700.07 Topographic Survey		
1. Research existing survey control network system	X	
2. Establish bearings of centerlines for each entity shown in Exhibit 'C'	X	
3. Locate standard topographic features, within the survey limits as shown in Exhibit 'C'	X	
4. Collect Cross Sections within the project limits as shown in Exhibit 'C'		X
5. Collect joint intersections on taxiway and apron taxilane		X
6. Perform topographic survey in areas within the survey limits as shown in Exhibit 'C'	X	
7. Process Survey Work into CAD topographic base files	X	
850.05 Project Management and Coordination		
1. Develop internal project management (PM) plan. Identify key personnel and designate responsibilities for PM plan implementation and execution.	X	
2. Continual track of task completion and coordination of staff scheduling.	X	
3. Continual Communication/Coordination with FAA, Owner and Airport (phone, email, letters) (assume 9 months)	X	
4. Provide updates on project schedule (assume 9 months)	X	
5. Provide monthly progress reports to Owner	X	
6. Maintain documentation of pertinent correspondence (email, letters, telephone logs)	X	
7. Prepare independent fee analysis package		X
8. Perform business and contract administration (assume 9 months)	X	
9. Conduct internal design review meetings (3-people prior to 30% and 90% submittals)	X	
10. Coordination between subconsultants	X	
11. Other Meetings		
• Special meetings with Council/Staff		X
• Public Informational Meetings		X
• Regulatory Agencies		X
960.05 Subconsultants (Electrical Engineering Subconsultant)		
1. Review existing electrical drawings (provided by Consultant) pertaining to project area.	X	
2. Conduct one (1) field visit to verify existing conditions.	X	
3. Perform electrical circuit load calculations for proposed lighting system, with proposed Constant Current Regulator power supply.		
• Analyze condition of existing constant current regulator(s) to determine if improvements are needed.	X	
• Analyze condition of existing electrical equipment (breakers, panels, switches, receivers etc.) to determine necessary improvements.	X	
• Perform Taxiway A & D lighting system circuit load calculations to determine required power systems sizing.	X	
4. Review 90% electrical plan sheets prepared by the Engineer (see Table 1 in Exhibit 'C') & redline changes. The Engineer will address revisions.	X	
5. Review 90% Specifications prepared by the Engineer and redline changes. The Engineer will address revisions. The proposed specifications are listed in Table 2 in Exhibit 'C' .	X	
6. Seal electrical plans and specifications by licensed electrical engineer(see Tables 1 and 2 in Exhibit 'C').	X	
7. Answer questions and provide general assistance related during the design and bidding phases.	X	

3. Payment to the **Consultant** shall be made on the following basis:

Section 3.1: Basis of Compensation - Part I: Design and Bidding Services

- 3.1.1 For performing the Services identified within **Part I**, the **Owner** shall pay the **Consultant** a lump sum amount in accordance with the following

<u>Item</u>	<u>Description</u>			
	100.05 Airport Master Planning and Reports	Lump Sum	\$	
X	200.05 Existing Conditions	Lump Sum	\$	1,760
X	300.05 FAA AIP Grant Administration	Lump Sum	\$	2,290
X	400.05 Preliminary Design	Lump Sum	\$	7,160
	435.05 Soil Boring Coordination	Lump Sum	\$	
X	500.05 Final Design			
	A. 30% Design	Lump Sum	\$	12,845
	B. 90% Design	Lump Sum	\$	21,280
	C. Issued for Bid (100%)	Lump Sum	\$	6,635
X	504.05 Construction Permits	Lump Sum	\$	950
X	602.05 Advertise, Bidding, Contract Award	Lump Sum	\$	9,990
X	700.07 Topographic Survey	Lump Sum	\$	12,220
X	850.05 Project Management and Coordination	Lump Sum	\$	7,450
X	960.05 Subconsultants	Lump Sum	\$	17,310
TOTAL Part I:				\$ 99,890

- 3.1.2 The Owner shall pay the Consultant a lump sum amount for performing the Services identified within **Part I** of the Scope of Services.

- 3.1.3 The lump sum includes compensation for the Services, Subconsultant costs, if any, and appropriate factors for labor, overhead, profit and Reimbursable Expenses.

- 3.1.4 Although the Consultant recognizes and accepts the ordinary risks and/or benefits of a lump sum fee structure, the parties agree to negotiate and adjustment of the lump sum amount if there has been, or is to be, a material change in the:

- (a) scope, complexity or character of the Services or the Project
- (b) conditions under which the Services are required to be performed; or
- (c) duration of the services, if a change in the Schedule warrants such adjustment in accordance with the terms of this Agreement

Section 3.2: Additional Services

- 3.2.1 Any services rendered by the **Consultant** beyond those described in **Part I**, shall be compensated on a lump sum basis as set forth in Section 3.1.

- 3.2.2 The **Consultant's** estimate of the amount that will become payable for Additional Services is only an estimate. If it becomes apparent that this estimated compensation amount will be exceeded, the **Consultant** and **Owner** shall mutually negotiate in writing to additional compensation exceeding said estimated amount.

Section 3.3: Other Payment Provisions

- 3.3.1 Progress Payments: Payment to the **Consultant** shall be made on a monthly basis, within 30 days of invoice for work completed to date. Amounts unpaid 30 days after invoice date shall bear interest from the date payment is due at a rate of 1.5% per month compounded and shall include costs for attorney fees and other collection fees related to collecting fees for service. The amounts due for Additional Services will also be invoiced monthly.

- 3.3.2 Reimbursable Expense Definition: Reimbursable expenses include, but are not limited to, transportation, subsistence, reproduction of reports, drawings, specifications, and other Project documents, courier services, materials, supplies, equipment rental and other costs specific to the Project.

4. The **Consultant** shall perform the Services and deliver the related Documents (if any) according to the schedule as follows:
- The Project Kickoff Meeting shall be conducted within thirty (30) calendar days of receipt of Notice to Proceed or executed Agreement from the **Owner** whichever date comes later.
 - Within ninety (90) calendar days from Notice to Proceed or executed Agreement from **Owner**, the Engineer shall submit 90% drawings, Engineer's design report narrative, and preliminary CSPP whichever date comes later.
 - Issued for Bid plans and specifications shall be submitted to the **Owner** within thirty (30) calendar days of conducting the final review meeting and receipt of final review comments from the **Owner** and FAA.
 - Sponsor Certifications for Consultant Selection, Project Plans and Specifications, and Construction/Equipment Contracts shall be submitted to the **Owner** within ten (10) calendar days of the submittal of the Issued for Bid plans and specifications.
 - The bid opening shall be conducted within thirty (30) calendar days of **Owner** and FAA authorization to bid.
 - Bid tabulation shall be submitted to the **Owner** within three (3) business days of the bid opening.

	Included	Not Included
Exhibit 'A' Consultant Terms and Conditions Standard Agreement		X
Exhibit 'B' Hourly Rate Schedule		X
Exhibit 'C' Detailed Scope of Work	X	
Exhibit 'D' Subconsultant(s) Contract		X
Exhibit 'E' Owner's Responsibilities to Consultant	X	
Exhibit 'F' Duties and Responsibilities of Resident Project Representative (RPR)		X
Exhibit 'G' Preliminary Opinion of Probable Costs	X	
Exhibit 'H' Federal Provisions	X	
Exhibit 'I' Estimated Cost of Consultant Services	X	

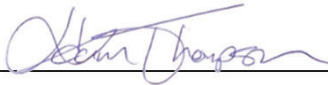
SPECIAL INSTRUCTIONS:

Project does not include the replacement or modification of the electrical vault room.

OWNER: City of Keokuk
Keokuk, Iowa

CONSULTANT: McClure
Coralville, Iowa

By: _____

By:  _____

Name: _____

Name: Adam J. Thompson

Title: _____

Title: Project Manager



EXHIBIT C

McCLURE ENGINEERING COMPANY
DETAILED SCOPE OF SERVICES
RECONSTRUCT TAXIWAY A & D LIGHTING



McCLURE ENGINEERING COMPANY

DETAILED SCOPE OF SERVICES

RECONSTRUCT TAXIWAY A & D LIGHTING SYSTEM



BACKGROUND:

Part I: The Keokuk Municipal Airport's Taxiway A is the full parallel taxiway that supports the Airport's primary Runway 8-26 equipped with a CAT I ILS and represents a key taxiway as part of the Iowa Aviation System.

The lighting system for Taxiway A has served its useful life and needs replacement. A mega-ohm reading of less than 1 was obtained during maintenance operations. The existing circuit has not been reliable for the Airports needs and is a safety hazard when it is not functioning.

In addition, the Airport has experienced a light fixture supply shortage with their current supplier unable to even supply incandescent fixtures. Due to most airports switching to LED, the T10 incandescent lamps, 45 W, 6.6A medium bulbs are very difficult to obtain as they become obsolete.

PROJECT ASSUMPTIONS:

The following assumptions have been established for the design and bidding phase services:

1. The project scope includes the following:
 - a. Removal of the existing taxiway incandescent lights and associated direct buried cable
 - b. Removal of the existing taxiway guidance signs along the taxiway circuit
 - c. Installation of new energy-efficient medium intensity L-861T(L) LED taxiway lights in a continuous conduit system with associated bare counterpoise system
 - d. Installation of new taxiway guidance signs along the taxiway circuit
2. The proposed project limits, including survey limits, are illustrated in **Figure 1**.
3. At this time, the proposed project design scope assumes the following:
 - a. Replacement of the Constant Current Regulator
 - b. The existing homerun circuit conduit and associated duct banks under existing pavement are in poor condition and will require replacement.
 - c. No other vault improvements are planned
4. The construction shall be funded in part by grants received from the **FAA** as follows:
 - a. FAA Airport Improvement Program (AIP) – Entitlement Funds
 - b. FAA Airport Improvement Program (BIL-AIG) – Bipartisan Infrastructure Law Funds
5. The total preliminary opinion of probable construction cost for the proposed project is estimated at \$863,697.00, as illustrated in **Exhibit G**.
6. Design phase services will be separated into the following major components:
 - a. Preliminary Design (Project Kickoff, Confirm Scope)
 - b. Final Design (30% completion)
 - c. Final Design (90% completion)
 - d. Issued for Bid (IFB) Package (100% completion)
7. The construction of the proposed improvements is assumed to commence in Spring 2027 with a multi-phase construction sequence to provide adequate safety by reducing back-taxiing operations and maintaining the existing RWY 8-26 ILS for as much as practical.

Part I: Engineering Design Bidding Services (Taxiway A & D)

Task 100. Airport Master Planning and Reports

(Not Included)

Task 200. Existing Conditions

1. Data Gathering and Inventory
 - a. Research records of ownership, utility service providers, authorities having jurisdiction, and others
2. Existing Condition Drawings
 - a. Obtain Record Drawings for projects within the immediate vicinity or those having potential impacts on the proposed project

Task 300. FAA Airport Improvement Program (AIP) Grant Administration

1. Prepare AIP and BIL-AIG Grant Applications
2. Prepare AIP Sponsor Certifications
3. ~~Update 3-year DBE Program (FY25-FY27) Not Included~~

Task 400. Preliminary Design

1. Conduct Project Kickoff Meeting with the **Owner** and **FAA** virtually. Conduct Project Kickoff (attended by PM and Project Engineer).
 - a. Prepare Project Kickoff Meeting Agenda and distribute to participants.
 - b. Conduct a design kickoff meeting virtually to finalize the project scope, design criteria, schedule and goals with the **Owner**, **FAA**, and **Consultant**. The **Consultant** will provide written minutes of the meeting and distribute to all attendees within seven (7) working days of the meeting. Assume 2 - people shall participate in meeting (Project Manager & Project Engineer).
2. Confirm Scope, Extent, and Character of the Project:
 - a. Final Design Criteria. Establish design criteria in accordance with FAA standard Advisory Circulars and/or supplemental specifications, as required.
 - b. Field Survey to Determine Existing Conditions. Assume 2 - people (Project Manager and Project Engineer) to visit site to assess existing conditions. If inspection within the AOA is necessary, the inspection team will use handheld radios to monitor the common traffic advisory frequency while the apron is active. As aircraft taxi on the apron, the inspection team will exit the safety area immediately.
 - i. Pre-trip preparation
 - ii. Post-trip processing will be completed downloading photographs and filing documentation
 - c. Develop Construction Item List which is a list used to determine which construction specifications will be required for the project.
 - d. Review Project Questions and Issues
 - e. ~~Coordinate Building Layouts with the **FAA**, **Owner**, and the Subconsultant(s).~~ Not included
 - f. ~~Operations and Maintenance Concepts including landside building access points, airside building access points, pedestrian/pilot building traffic flow patterns, etc.~~ Not included
 - g. Utility Requirements. Establish requirements and determine if any adjustments are deemed necessary, suitable/safe locations for utility facilities.
 - h. Project Limits Exhibits. Develop and finalize proposed project limits.
3. ~~Prepare Preliminary "Opinion of Probable Costs" and Project Budget based on preliminary design.~~ Not included

Task 435: Soil Boring Coordination

(Not Included)

Task 500: Final Design**A. 30% Design Phase**

For this phase, the **Consultant** will prepare 30% design and lighting layout plan sheets, which will be submitted for review to the **Owner** and **FAA** for the purpose of verifying layout of the proposed lights to avoid potential rework.

1. 30% Airfield Electrical Design
 - a. Develop 30% Taxiway A (and associated taxiway connectors) Lighting Layout.
 - b. Develop 30% Taxiway D Lighting Layout
 - c. Develop 30% Guidance Sign Layout
2. Prepare 30% OPCC and Project Budget
3. Perform 30% QAQC by Senior Airport Engineer
4. Furnish 30% Project Documents in accordance with **Table 1**.
5. Conduct 30% Review Meeting via teleconference
6. Prepare Draft Construction Safety and Phasing Plan (CSPP)

B. 90% Design Phase

This phase will consist of the development of 90% bid documents. The bid package will include an advanced level of design that builds from the confirmed scope and design completed in preliminary design. 90% design documents routinely entail the completion of construction details, final quantities, quality control checking for all construction work items less final review comments from the **Owner**.

1. Formerly address FAA and Owner 30% Comments
2. Perform 90% Airfield Electrical Design as follows:
 - a. Prepare Taxiway A & D lighting layout by expanding on 30% design layout submitted for verification as part of 30% design. Locate proposed edge lighting system(s) within the project limits. All edge lighting systems shall be designed in accordance with FAA AC 150/5340-30, *Design and Installation Details for Airport Visual Aids*, current edition at time of design.
 - b. Prepare Taxiway A & D guidance sign layout. Locate proposed guidance signs including directional, location, and mandatory signage within the project limits. All guidance signs shall be designed in accordance with the following FAA Advisory Circulars, current edition at time of design:
 - (1) AC 150/5340-18, *Standards for Airport Sign Systems*
 - (2) AC 150/5340-30, *Design and Installation Details for Airport Visual Aids*
 - (3) AC 150/5345-44, *Specification for Taxiway and Runway Signs*
 - c. Provide assessment of existing vault building and concurrence with current electrical codes calculations (with aid from Electrical Subconsultant).
 - d. Perform Taxiway circuit(s) load calculations (with aid from Electrical Subconsultant).
3. Determine wiring and circuit layout plans to power proposed runway edge lighting systems, taxiway edge lighting systems, guidance signs, and Runway Distance Remaining Signs in accordance with FAA AC 150/5340-30, *Design and Installation Details for Airport Visual Aids*.
6. Prepare 90% Project Drawings
 - a. The **Consultant** shall prepare 90% plans in accordance with **Table 1**.
7. Prepare 90% Specifications

- a. The **Consultant** shall prepare 90% specifications in accordance with **Table 2**.
8. Prepare 90% Engineering Design Report
 - a. The **Consultant** shall prepare 90% EDR in accordance with the approved FAA format. Due to the scope of project, some sections of the EDR as required by the FAA's AIP Sponsor Guide Section 920 will be significantly cut back or not applicable. A summary of the sections contained in the EDR follows:
 - i. General Scope of Project
 - ii. Existing Conditions
 - iii. Utility Lines in Work Area
 - iv. ~~Fleet Mix~~ *Not Included*
 - v. Design Standards
 - vi. ~~Geometric Improvements~~ *Not Included*
 - vii. ~~Geotechnical Investigation~~ *Not Included*
 - viii. ~~Pavement Design~~ *Not Included*
 - ix. ~~Pavement Marking~~ *Not Included*
 - x. ~~Drainage Design~~ *Not Included*
 - xi. Environmental Considerations
 - xii. Airfield Lighting and Signage
 - xiii. NAVAIDS
 - xiv. Miscellaneous Work Items
 - xv. ~~Life Cycle Cost Analysis~~ *Not Included*
 - xvi. ~~Sponsor Requested Modifications to FAA Standards~~ *Not Included*
 - xvii. Delineation of AIP Non-Participating Work
 - xviii. Construction Safety and Phasing
 - xix. Project Schedule
 - xx. Engineers Estimate of Probable Construction Cost
 - xxi. Project Budget Summary
 - xxii. DBE Participation
 - xxiii. Appendices
- ~~9. Submit Modifications of Standards~~ *Not Included*
 - ~~a. The **Consultant** will develop and submit to the **FAA** any modifications to standards (MOS) for the project as needed. Approval from the **FAA** will be required prior to proceeding with proposed modifications.~~
10. Prepare Detailed Construction Schedule
 - a. Prepare a detailed construction schedule to determine the construction contract schedule. Key construction items will be analyzed to determine an approximate critical path.
11. Prepare 90% **Consultant's** Opinion of Probable Construction Cost and Project Budget
 - a. A 90% **Consultant's** Opinion of Probable Construction Cost will be prepared which accompanies the submittal. The estimate will be based on final quantities. The estimate will be used to compare and validate the current project budget.
12. Perform 90% Quality Control by Senior Airport Engineer
 - a. An internal quality control review by a Senior Airport Engineer will be conducted on the 90% design plans, specifications, and **Consultant's** Opinion of Probable Construction Cost, and Engineering Design Report prior to submittal to the **Owner**. It is assumed this effort will require sixteen (16) hours by a Senior Airport Engineer.

- b. Address Quality Control comments revising the 90% plans, specifications, Opinion of Probable Construction Cost, and Project Budget.
- 13. Furnish 90% Documents
 - a. **Consultant** shall submit and distribute 90% plans, specifications, **Consultant's** Opinion of Probable Construction Cost, and Project Budget to the **Owner** for review, comment, and approval. Copies will be distributed as detailed in **Table 3**.
- 14. Conduct 90% Final Review Meeting
 - a. The **Consultant** shall coordinate and conduct one (1) meeting with the **Owner** to review the 90% plans, **Consultant's** Opinion of Probable Construction Cost, and Project Budget. (assume 1-person (Project Manager) shall attend meeting).
- 15. Prepare Final CSPP Document
 - a. Prepare Preliminary CSPP in accordance with AC 150/5370-2, *Operational Safety on Airports During Construction*
 - b. Include 90% Construction Safety and Phasing Plans
 - c. Submit Final CSPP to **FAA** and **Owner**
 - d. Address **FAA** comments on Final CSPP submitted and re-submit for approval

C. Issued for Bid (IFB) Package (completed to 100%)

This phase will consist of the development of final bidding documents for the proposed project. It will be the final level of design from the submittal made as part of the 90% Design Phase incorporating all **Owner** comments.

- 1. Formally Address **FAA** and **Owner** 90% Comments
 - a. The **Consultant** shall review all comments received from the **FAA** and the **Owner** from the 90% design submittal review and incorporate applicable comments into plans, specifications, **Consultant's** Opinion of Probable Construction Cost, and Project Budget.
- 2. Prepare Issued for Bid (IFB) Drawings, Specifications, and Bid Documents
 - a. The **Consultant** shall prepare IFB plans and specifications in accordance with **Table 1** and **Table 2**.
- 3. Furnish Issued for Bid (100%) Submittal
 - a. This task consists of the assembly of the documents for the final Issued for Bid submittal to the **Owner**. Deliverables will also be submitted electronically. Copies will be distributed as detailed in **Table 3**.

Task 504: Construction Permits

- 6. File and submit FAA OE/AAA Case Study with Runway Offset Exhibits
 - a. For temporary construction items (such as the contractor's staging area, access road, and equipment) and permanent facilities, the **Consultant** shall prepare and submit FAA 7460-1 forms electronically through the FAA's OE/AAA website. The **FAA** shall conduct an aeronautical study of the temporary and permanent points. The **Consultant** shall coordinate these points with **FAA** prior to submission.

Task 602: Advertising, Bidding, Contract Award

- 1. Assist **Owner** in advertising for and obtaining bids from prospective Contractors.
 - a. Prepare Advertisement
 - b. Publish Notice of Letting and Public hearing in accordance with Iowa Code
 - c. Maintain Plan holder's List
- 2. Conduct remote Pre-Bid Conference.
 - a. Prepare meeting agenda and distribute to participants

- b. The **Consultant** shall coordinate and conduct a remote pre-bid conference which would allow virtual participation. (2-people shall attend meeting; Project Manager and Staff Engineer).
- c. Provide written minutes of the meeting and distribute to all attendees within seven (7) working days of the meeting.
3. Provide Drawings, Specifications, and Bid Documents
 - a. Prepare and provide Issued for Bid (IFB) contract documents for use by up to four (4) Plan Holding Houses (Plan Rooms) and four (4) potential bidders. The **Consultant** shall distribute IFB documents in accordance with **Table 3**.
4. Prepare/Issue addenda to interpret or clarify bid documents
 - a. The **Consultant** shall prepare all required addenda to revise plans, specifications, and other contract documents in order to (1) provide clarifications, (2) correct discrepancies, or (3) add necessary details or contract alterations.
5. Respond to bidders' questions at the discretion of the **Owner**
 - a. Coordinate and review pre-bid submittals from Bidders with **Owner**
 - b. Respond to bidder questions and publish written answers to all plan holders at the discretion of the **Owner**.
6. Conduct bid opening online via QuestCDN (1 opening).
7. Prepare bid tabulation
 - a. The **Consultant** shall develop tabulation of all bids received within three (3) working days.
8. Review bidders' qualifications.
 - a. Provide evaluation of checking for correctness, qualifications of apparent low bidder, DBE participation goals, etc.
 - b. Make recommendations of award of contract based on bids.
9. Present bids and make recommendation of award of contract in person at **Owner's** location (1-person shall attend meeting; Project Manager)

Task 700. Topographic Survey

1. Research existing survey control network system
2. Establish bearings of centerlines as shown in **Figure 2**
3. Locate standard topographic features within survey limits in **Figure 2**
4. ~~Collect Cross Sections within the project limits as shown in **Figure 2**~~
5. ~~Collect joint intersections on the pavements in areas adjacent to project limits as shown in **Figure 2**~~
6. Process survey work into AutoCAD topographic base files

Survey shall be completed using Horizontal Control with NAD 83 State Plane Coordinates and Vertical Control tied to NAVD 88 datums. Primary Airport Control Station (PACS) shall be used for control (if available). See <http://www.ngs.noaa.gov/cgi-bin/airports.pr1> for information.

- Set a minimum of three (3) control points (5/8"x18" Rebar)
- Traverse and Run Level Loop to verify project control network

Task 850. Project Management and Coordination

1. Develop internal project management (PM) plan. Identify key personnel and designate responsibilities for PM plan implementation and execution.
2. Continual track of task completion and coordination of staff scheduling.
3. Continual Coordination with **Owner** and **FAA** (assume 9 months).

- a. This task consists of the continual coordination with **Owner** and **FAA** staff, as required, keeping team members fully informed of developments and decisions that are made concerning the project.
- b. The majority of this communication will be made by and through the Project Manager and Project Engineer.
- c. This task includes coordination with local FAA SSC personnel when both runways are closed for construction.
4. Provide updates on project schedule (assume 9 months)
5. Provide Monthly Progress Reports to **Owner** and **FAA** (assume 9 months).
6. Maintain Documentation of Pertinent Correspondence made by Email, Memos, Letters, Telephone etc.
- ~~7. Prepare independent fee estimate.~~ Not included
8. Perform Business and Contract Administration (assume 9 months).
9. Conduct internal design review meetings (3-people prior to 90% submittal).
 - a. Preliminary Design Kickoff (1 meeting).
 - b. Miscellaneous (1 meeting held virtually for construction phasing/scheduling review, airport coordination).
 - c. 90% review meeting (1 meeting held virtually to review project challenges)
10. Coordination between subconsultants.
 - a. Jacobs (Electrical Engineering Subconsultant).
- ~~7. Other Meetings~~ Not included

Task 960: Subconsultants (Electrical Engineering Subconsultant) - Design/Bidding Services

The **Consultant** shall utilize a subconsultant for electrical engineering services (performed by Jacobs).

1. Review existing electrical drawings (provided by **Consultant**) pertaining to project area.
2. Conduct one (1) field visit to verify existing conditions.
3. Perform electrical circuit load calculations for proposed lighting system, with proposed Constant Current Regulator power supply.
 - a. Analyze condition of existing constant current regulator(s) to determine if improvements are needed.
 - b. Analyze condition of existing electrical equipment (breakers, panels, switches, receivers etc.) to determine necessary improvements.
 - c. Perform Taxiway A & D lighting system circuit load calculations to determine required power systems sizing.
4. Review 90% electrical plan sheets prepared by the **Consultant** (see **Table 1**) and redline the necessary changes. The **Consultant** will address any necessary revisions in CAD.
5. Review 90% Specifications prepared by the **Consultant** and redline the necessary changes. The **Consultant** will address any necessary revisions. The proposed anticipated specifications are listed in **Table 2**.
6. Seal electrical plans and specifications by licensed electrical engineer (see **Tables 1 and 2**).
7. Answer questions and provide general assistance related during the design and bidding phases.

Table 1. Estimated Plan Sheets

Sheet Title	# Sheets	30%	90%	IFB
Cover Sheet	1	X	X	X
Index of Plan Sheets and Estimated Quantities	1	X	X	X
General Legend and Abbreviations	1	X	X	X
General Airport Notes	1	X	X	X
Project Layout Plan	1	X	X	X
Geometric Layout and Survey Control Plan	1	X	X	X
Safety and Phasing Plans	3	X	X	X
Safety Details	1	X	X	X
Existing Conditions	6		X	X
Electrical Legend and Symbols	1		X	X
Existing Electrical Circuit Map	1		X	X
Electrical Demolition Plan	6		X	X
Electrical Demolition Details	1		X	X
Electrical Layout Plan	6	X	X	X
Electrical Layout Details	1		X	X
Electrical Wiring Plan	7		X	X
Existing Electrical Vault Building Keyed Notes	1		X	X
Airfield Signage Plan	1		X	X
Guidance Sign Schedule	1	X	X	X
Guidance Sign Details	1		X	X
Misc. Electrical Details.	4		X	X
Total	47	17	47	47

Table 2. Estimated Specifications

Front End Specifications
Cover
Engineering Seals
Table of Contents
Notice of Public Hearing and Letting
Instruction to Bidders
Schedule of Prices
DBE Commitment
Buy America Forms
Bid Bond
Contract/Performance Bond/Payment Bond/Identity of Subcontractors
Notice of Award/Notice to Proceed/Acceptance
Insurance Requirements
Release by Claimants
Wage Rate Determination
General Provisions
Technical Specifications
C-105: Mobilization
P-610: Concrete for Miscellaneous Structures
L-108: Underground Power Cable for Airports
L-109: Airport Transformer Vault and Vault Equipment
L-110: Airport Underground Electrical Duct Banks and Conduits
L-115: Electrical Manholes & Junction Structures
L-125: Installation of Airport Lighting Systems
Appendix
Appendix A: List of Advisory Circulars
Appendix B: Construction Safety and Phasing Plan (CSPP)

Table 3. Deliverables

	30% Submittal	90% Submittal		IFB (100%) Submittal	
	Plans	Plans (Half-sized)	Spec Book	Plans (Half-sized)	Spec. Book
Owner	Digital Only	Digital Only	Digital Only	2	Digital Only
Engineer	2	2	2	2	2
Subconsultant	1	1	1	1	1
FAA	Digital Only	Digital Only	Digital Only	Digital Only	Digital Only
Plan Houses*				4	4
Bidders				4	4
Total	3	3	3	9	9

* For submittals to plan houses, a PDF file will be provided for plans and specs

EXHIBIT E

McCLURE ENGINEERING COMPANY

OWNER'S RESPONSIBILITIES TO CONSULTANT RECONSTRUCT TAXIWAY A LIGHTING



OWNER shall do the following in a timely manner so as not to delay the Services of McClure:

1. Designate in writing a person to act as Owner's representative with respect to the Services to be rendered under this Task Order. Such person shall have complete authority to transmit instructions, receive information, interpret and define Owner's decisions with respect to McClure's Services for the Project.
2. Provide to McClure all criteria and full information as to Owner's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations; and furnish to McClure copies of all design and construction standards which Owner will require in the drawings and specifications.
3. Assist McClure by delivering to McClure all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.
4. Arrange for access to make all provisions for McClure to enter upon public and private property as required for McClure to perform services under this Agreement.
5. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by McClure, obtain advice of an attorney, accountant, insurance counselor and other consultants as Owner deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of McClure.
6. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.
7. Attend the prebid conference, bid opening, preconstruction conferences, construction progress and other job-related meetings and substantial completion inspection and final payment inspection.
8. Give prompt written notice to McClure whenever Owner observes or otherwise becomes aware of any development that affects the scope or timing of McClure's services, or any defect or non-conformance in the work of any Contractor.
9. Arrange for financing and pay for Services as agreed to in this Task Order or Agreement.

EXHIBIT G

McCLURE ENGINEERING COMPANY
OPINION OF PROBABLE CONSTRUCTION COST
RECONSTRUCT TAXIWAY A & D LIGHTING



FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION

Airport Name, LOCID, City, State:	Keokuk Municipal Airport, EOK, Keokuk, Iowa		
AIP Project Type:	Reconstruct Taxiways A & D Lighting - Design & Construction (FAA)		
Local Priority:	1	Fed. Share: (AIP):	\$777,163
FFY Requested:	FY2026	Fed. Share: (BIL-AIG):	\$43,350
NEPA Determination:		State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$43,185
		Total Project Cost:	\$863,698

Scope:



Justification:

The lighting system for Taxiways A, and D, have served their useful life and are in need of replacement. The project will replace the existing edge lights and direct buried cable with new LED lights and a conduit system for the cable.

Date of Approved ALP with Project Shown	3/4/2011	
Environmental Determination	5-6.4.f	
Date of Pavement Maintenance Program	June 2018	Airport Manager

SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	City of Keokuk	Title:	Airport Manager
Phone Number:	319-524-2050	Email:	keokukairport@cityofkeokuk.org

OPINION OF PROBABLE PROJECT COST**PROJECT:** Reconstruct Taxiways A & D Lighting - Design & Construction (FAA)**AIRPORT** Keokuk Municipal Airport, EOK, Keokuk, Iowa**DATE:** 12/1/2024

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	COST
GP-50-1	CONSTRUCTION STAKING	1	LS	\$16,500.00	\$16,500.00
GP-105-1	MOBILIZATION	1	LS	\$60,000.00	\$60,000.00
GP-105-2	TRAFFIC CONTROL	1	LS	\$30,000.00	\$30,000.00
P-156-2	STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT	1	LS	\$8,250.00	\$8,250.00
T-901-1	SEEDING AND FERTILIZING	8	AC	\$3,300.00	\$26,400.00
T-908-1	MULCHING	8	AC	\$3,300.00	\$26,400.00
L-105-2	REMOVE TAXIWAY LIGHTS	134	EA	\$330.00	\$44,220.00
L-105-3	REMOVE CONSTANT CURRENT REGULATOR	1	LS	\$2,750.00	\$2,750.00
L-105-4	REMOVE DIRECT BURIED CABLE	1	LS	\$8,800.00	\$8,800.00
L-108-1	NO. 8 AWG, 5KV, L-824, TYPE C, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	18,900	LF	\$3.30	\$62,370.00
L-108-2	SYSTEM TESTING	1	LS	\$1,650.00	\$1,650.00
L-109-1	L-828 CONSTANT CURRENT REGULATOR, 15KW, DRY TYPE, STYLE 1, 3-STEP	1	LS	\$22,000.00	\$22,000.00
L-109-2	MISC. VAULT MODIFICATIONS	1	LS	\$16,500.00	\$16,500.00
L-110-1	2" SCHEDULE 40 PVC CONDUIT IN TRENCH	17,700	LF	\$3.58	\$63,277.50
L-110-2	(1) 2" SCHEDULE 80 PVC CONDUIT, DIRECTIONAL BORED	1,060	LF	\$27.50	\$29,150.00
L-115-1	ELECTRICAL JUNCTION STRUCTURES	20	EA	\$880.00	\$17,600.00
L-115-2	COMPOSITE HANDHOLE (DIVIDED)	2	EA	\$1,650.00	\$3,300.00
L-125-1	L-861T (LED) MEDIUM INTENSITY TAXIWAY EDGE LIGHT	134	EA	\$1,045.00	\$140,030.00
L-125-2	INSTALL L-858 AIRPORT GUIDANCE SIGN ON CONCRETE BASE	13	EA	\$5,500.00	\$71,500.00
L-125-3	LOCATION AND PROTECTION OF EXISTING CABLES AND TEMPORARY CIRCUITS	1	LS	\$11,000.00	\$11,000.00
L-125-4	SPARE PARTS	1	LS	\$11,000.00	\$11,000.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST					\$672,697.50

EXHIBIT H

McCLURE ENGINEERING COMPANY
FEDERAL PROVISIONS
RECONSTRUCT TAXIWAY A LIGHTING



FEDERAL CONTRACT PROVISIONS FOR A/E AGREEMENTS

ALL REFERENCES MADE HEREIN TO “CONTRACTOR”, “PRIME CONTRACTOR”,
“BIDDER”, “OFFEROR”, AND “APPLICANT” SHALL PERTAIN TO THE
ARCHITECT/ENGINEER (A/E).

ALL REFERENCES MADE HEREIN TO “SUBCONTRACTOR”, “SUB-TIER CONTRACTOR”
OR “LOWER TIER CONTRACTOR” SHALL PERTAIN TO ANY SUBCONSULTANT UNDER
CONTRACT WITH THE A/E.

ALL REFERENCES MADE HEREIN TO “SPONSOR” AND “OWNER” SHALL PERTAIN TO
THE STATE, CITY, AIRPORT AUTHORITY OR OTHER PUBLIC ENTITY EXECUTING
CONTRACTS WITH THE A/E.

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PROVISIONS APPLICABLE TO ALL CONTRACTS

ACCESS TO RECORDS AND REPORTS

Reference: 2 CFR § 200.334
2 CFR § 200.337
FAA Order 5100.38

The Contractor must maintain an acceptable cost accounting system. The Contractor agrees to provide the Owner, the Federal Aviation Administration and the Comptroller General of the United States or any of their duly authorized representatives access to any books, documents, papers and records of the Contractor which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts and transcriptions. The Contractor agrees to maintain all books, records and reports required under this contract for a period of not less than three years after final payment is made and all pending matters are closed.

CIVIL RIGHTS – GENERAL

Reference: 49 USC § 47123

In all its activities within the scope of its airport program, the Contractor agrees to comply with pertinent statutes, Executive Orders, and such rules as identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities to ensure that no person shall, on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

CIVIL RIGHTS – TITLE VI ASSURANCES

Reference: 49 USC § 47123
FAA Order 1400.11

Title VI Solicitation Notice

The Sponsor, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award.

Title VI List of Pertinent Nondiscrimination Acts and Authorities

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “Contractor”) agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 USC § 2000d *et seq.*, 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);

- 49 CFR part 21 (Non-discrimination in Federally-Assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 USC § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 *et seq.*), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27 (Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance);
- The Age Discrimination Act of 1975, as amended (42 USC § 6101 *et seq.*) (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982 (49 USC § 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987 (PL 100-259) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990 (42 USC § 12101, *et seq.*) (prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities) as implemented by U.S. Department of Transportation regulations at 49 CFR parts 37 and 38;
- The Federal Aviation Administration’s Nondiscrimination statute (49 USC § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations);
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs [70 Fed. Reg. 74087 (2005)];
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 USC § 1681, *et seq.*).

Nondiscrimination Requirements / Title VI Clauses for Compliance

Compliance with Nondiscrimination Requirements:

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “Contractor”) agrees as follows:

1. **Compliance with Regulations:** The Contractor (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be

amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Nondiscrimination:** The Contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.
3. **Solicitations for Subcontracts, including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Contractor of the contractor's obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.
4. **Information and Reports:** The Contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the Contractor will so certify to the Sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a Contractor's noncompliance with the non-discrimination provisions of this contract, the Sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
 - a. Withholding payments to the Contractor under the contract until the Contractor complies; and/or
 - b. Cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The Contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. The Contractor will take action with respect to any subcontract or procurement as the Sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Contractor may request the Sponsor to enter into any litigation to protect the interests of the Sponsor. In addition, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT

Reference: 2 CFR § 200, Appendix II(K)
2 CFR § 200.216

Contractor and Subcontractor agree to comply with mandatory standards and policies relating to use and procurement of certain telecommunications and video surveillance services or equipment in compliance with the National Defense Authorization Act [Public Law 115-232 § 889(f)(1)].

FEDERAL FAIR LABOR STANDARDS ACT (FEDERAL MINIMUM WAGE)

Reference: 29 USC § 201, et seq
2 CFR § 200.430

All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, et seq, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part-time workers.

The Contractor has full responsibility to monitor compliance to the referenced statute or regulation. The Contractor must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970

Reference: 20 CFR Part 1910

All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. The employer must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The employer retains full responsibility to monitor its compliance and their subcontractor's compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (29 CFR Part 1910). The employer must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

RIGHT TO INVENTIONS

Reference: 2 CFR Part 200, Appendix II(F)
37 CFR Part 401

Contracts or agreements that include the performance of experimental, developmental, or research work must provide for the rights of the Federal Government and the Owner in any resulting invention as established by 37 CFR part 401, Rights to Inventions Made by Non-profit Organizations and Small Business Firms under Government Grants, Contracts, and Cooperative Agreements. This contract incorporates by reference the patent and inventions rights as specified within 37 CFR § 401.14. Contractor must include this requirement in all sub-tier contracts involving experimental, developmental, or research work.

SEISMIC SAFETY

Reference: 49 CFR Part 41

In the performance of design services, the Consultant agrees to furnish a building design and associated construction specification that conform to a building code standard that provides a level of seismic safety substantially equivalent to standards as established by the National Earthquake Hazards Reduction Program (NEHRP). Local building codes that model their building code after the current version of the International Building Code (IBC) meet the NEHRP equivalency level for seismic safety. At the conclusion of the design services, the Consultant agrees to furnish the Owner a “certification of compliance” that attests conformance of the building design and the construction specifications with the seismic standards of NEHRP or an equivalent building code.

TAX DELINQUENCY AND FELONY CONVICTIONS

Reference: Section 8113 of the Consolidated Appropriations Act, 2022 (Public Law 117-103) and similar provisions in subsequent appropriations acts
DOT Order 4200.6 – Appropriations Act Requirements for Procurement and Non-Procurement Regarding Tax Delinquency and Felony Convictions

The Contractor certifies:

- 1) It is not a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability. A tax delinquency is any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.
- 2) It is not a corporation that was convicted of a criminal violation under any Federal law within the preceding 24 months. A felony conviction is a conviction within the preceding twenty four (24) months of a felony criminal violation under any Federal law and includes conviction of an offense defined in a section of the U.S. code that specifically classifies the offense as a felony and conviction of an offense that is classified as a felony under 18 USC § 3559.

The Contractor agrees to incorporate the above certification in all lower tier subcontracts.

TRADE RESTRICTION CERTIFICATION

Reference: 49 USC § 50104
49 CFR Part 30

By submission of an offer, the Offeror certifies that with respect to this solicitation and any resultant contract, the Offeror:

- 1) is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms as published by the Office of the United States Trade Representative (USTR);
- 2) has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country included on the list of countries that discriminate against U.S. firms as published by the USTR; and

- 3) has not entered into any subcontract for any product to be used on the Federal project that is produced in a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18 USC § 1001.

The Offeror/Contractor must provide immediate written notice to the Owner if the Offeror/Contractor learns that its certification or that of a subcontractor was erroneous when submitted or has become erroneous by reason of changed circumstances. The Contractor must require subcontractors provide immediate written notice to the Contractor if at any time it learns that its certification was erroneous by reason of changed circumstances.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR § 30.17, no contract shall be awarded to an Offeror or subcontractor:

- 1) who is owned or controlled by one or more citizens or nationals of a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR; or
- 2) whose subcontractors are owned or controlled by one or more citizens or nationals of a foreign country on such USTR list; or
- 3) who incorporates in the public works project any product of a foreign country on such USTR list.

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

The Offeror agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in all lower tier subcontracts. The Contractor may rely on the certification of a prospective subcontractor that it is not a firm from a foreign country included on the list of countries that discriminate against U.S. firms as published by USTR, unless the Offeror has knowledge that the certification is erroneous.

This certification is a material representation of fact upon which reliance was placed when making an award. If it is later determined that the Contractor or subcontractor knowingly rendered an erroneous certification, the Federal Aviation Administration (FAA) may direct through the Owner cancellation of the contract or subcontract for default at no cost to the Owner or the FAA.

VETERAN'S PREFERENCE

Reference: 49 USC § 47112(c)

In the employment of labor (excluding executive, administrative, and supervisory positions), the Contractor and all sub-tier contractors must give preference to covered veterans as defined within Title 49 United States Code Section 47112. Covered veterans include Vietnam-era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns (as defined by 15 USC § 632) owned and controlled by disabled veterans. This preference only applies when there are covered veterans readily available and qualified to perform the work to which the employment relates.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$10,000

DISTRACTED DRIVING

Reference: Executive Order 13513
DOT Order 3902.10

In accordance with Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving", (10/1/2009) and DOT Order 3902.10, "Text Messaging While Driving", (12/30/2009), the Federal Aviation Administration encourages recipients of Federal grant funds to adopt and enforce safety policies that decrease crashes by distracted drivers, including policies to ban text messaging while driving when performing work related to a grant or subgrant.

In support of this initiative, the Owner encourages the Contractor to promote policies and initiatives for its employees and other work personnel that decrease crashes by distracted drivers, including policies that ban text messaging while driving motor vehicles while performing work activities associated with the project. The Contractor must include the substance of this clause in all sub-tier contracts exceeding \$10,000 that involve driving a motor vehicle in performance of work activities associated with the project.

EQUAL EMPLOYMENT OPPORTUNITY (EEO)

Reference: 2 CFR Part 200, Appendix II(C)
41 CFR § 60-1.4
41 CFR § 60-4.3
Executive Order 11246

Equal Opportunity Clause

During the performance of this contract, the Contractor agrees as follows:

- (1) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff, or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- (2) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
- (3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in

response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

- (4) The Contractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the Contractor's commitments under this section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (5) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (6) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (7) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (8) The Contractor will include the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions, including sanctions for noncompliance: *Provided*, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

PROHIBITION OF SEGREGATED FACILITIES

Reference: 2 CFR Part 200, Appendix II(C)
41 CFR Part 60-1

- (a) The Contractor agrees that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The Contractor agrees that a breach of this clause is a violation of the Equal Employment Opportunity clause in this contract.
- (b) "Segregated facilities," as used in this clause, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees that are segregated by explicit directive or are in fact

segregated on the basis of race, color, religion, sex, sexual orientation, gender identity, or national origin because of written or oral policies or employee custom. The term does not include separate or single-user rest rooms or necessary dressing or sleeping areas provided to assure privacy between the sexes.

- (c) The Contractor shall include this clause in every subcontract and purchase order that is subject to the Equal Employment Opportunity clause of this contract.

TERMINATION OF CONTRACT

Reference: 2 CFR Part 200, Appendix II(B)
FAA Advisory Circular 150/5370-10, Section 80-09

Termination for Convenience (Professional Services)

The Owner may, by written notice to the Consultant, terminate this Agreement for its convenience and without cause or default on the part of Consultant. Upon receipt of the notice of termination, except as explicitly directed by the Owner, the Contractor must immediately discontinue all services affected.

Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

Termination for Cause (Professional Services)

Either party may terminate this Agreement for cause if the other party fails to fulfill its obligations that are essential to the completion of the work per the terms and conditions of the Agreement. The party initiating the termination action must allow the breaching party an opportunity to dispute or cure the breach.

The terminating party must provide the breaching party seven (7) days advance written notice of its intent to terminate the Agreement. The notice must specify the nature and extent of the breach, the conditions necessary to cure the breach, and the effective date of the termination action. The rights and remedies in this clause are in addition to any other rights and remedies provided by law or under this agreement.

- a) **Termination by Owner:** The Owner may terminate this Agreement for cause in whole or in part, for the failure of the Consultant to:
1. Perform the services within the time specified in this contract or by Owner approved extension;
 2. Make adequate progress so as to endanger satisfactory performance of the Project; or
 3. Fulfill the obligations of the Agreement that are essential to the completion of the Project.

Upon receipt of the notice of termination, the Consultant must immediately discontinue all services affected unless the notice directs otherwise. Upon termination of the Agreement, the Consultant

must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

If, after finalization of the termination action, the Owner determines the Consultant was not in default of the Agreement, the rights and obligations of the parties shall be the same as if the Owner issued the termination for the convenience of the Owner.

b) **Termination by Consultant:** The Consultant may terminate this Agreement for cause in whole or in part, if the Owner:

1. Defaults on its obligations under this Agreement;
2. Fails to make payment to the Consultant in accordance with the terms of this Agreement;
3. Suspends the project for more than one hundred eighty (180) days due to reasons beyond the control of the Consultant.

Upon receipt of a notice of termination from the Consultant, Owner agrees to cooperate with Consultant for the purpose of terminating the agreement or portion thereof, by mutual consent. If Owner and Consultant cannot reach mutual agreement on the termination settlement, the Consultant may, without prejudice to any rights and remedies it may have, proceed with terminating all or parts of this Agreement based upon the Owner's breach of the contract.

In the event of termination due to Owner breach, the Consultant is entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all justified reimbursable expenses incurred by the Consultant through the effective date of termination action. Owner agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$25,000

DEBARMENT AND SUSPENSION

Reference: 2 CFR Part 180 (Subpart B)
2 CFR Part 200, Appendix II(H)
2 CFR Part 1200
DOT Order 4200.5
Executive Orders 12549 and 12689

Certification of Offeror/Bidder Regarding Debarment

By submitting a bid/proposal under this solicitation, the bidder or offeror certifies that neither it nor its principals are presently debarred or suspended by any Federal department or agency from participation in this transaction.

Certification of Lower Tier Contractors Regarding Debarment

The successful bidder, by administering each lower tier subcontract that exceeds \$25,000 as a “covered transaction”, must confirm each lower tier participant of a “covered transaction” under the project is not presently debarred or otherwise disqualified from participation in this federally-assisted project. The successful bidder will accomplish this by:

1. Checking the System for Award Management at website: <http://www.sam.gov>.
2. Collecting a certification statement similar to the Certification of Offeror /Bidder Regarding Debarment, above.
3. Inserting a clause or condition in the covered transaction with the lower tier contract.

If the Federal Aviation Administration later determines that a lower tier participant failed to disclose to a higher tier participant that it was excluded or disqualified at the time it entered the covered transaction, the FAA may pursue any available remedies, including suspension and debarment of the non-compliant participant.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$100,000

CONTRACT WORKHOURS AND SAFETY STANDARDS ACT REQUIREMENTS

Reference: 2 CFR Part 200, Appendix II(E)
2 CFR § 5.5(b)
40 USC § 3702
40 USC § 3704

1. Overtime Requirements.

No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic, including watchmen and guards, in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2. Violation; Liability for Unpaid Wages; Liquidated Damages.

In the event of any violation of the clause set forth in paragraph (1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this clause, in the sum of \$29 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this clause.

3. Withholding for Unpaid Wages and Liquidated Damages.

The Federal Aviation Administration (FAA) or the Owner shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any

such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this clause.

4. Subcontractors.

The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs (1) through (4) and also a clause requiring the subcontractor to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this clause.

LOBBYING AND INFLUENCING FEDERAL EMPLOYEES

Reference: 31 USC § 1352 – Byrd Anti-Lobbying Amendment
2 CFR Part 200, Appendix II(I)
49 CFR Part 20, Appendix A

Certification Regarding Lobbying

The Bidder or Offeror certifies by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Bidder or Offeror, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$150,000

CLEAN AIR AND WATER POLLUTION CONTROL

References: 2 CFR Part 200, Appendix II(G)
42 USC § 7401, et seq
33 USC § 1251, et seq

Contractor agrees to comply with all applicable standards, orders, and regulations issued pursuant to the Clean Air Act (42 USC §§ 7401-7671q) and the Federal Water Pollution Control Act as amended (33 USC §§ 1251-1387). The Contractor agrees to report any violation to the Owner immediately upon discovery. The Owner assumes responsibility for notifying the Environmental Protection Agency (EPA) and the Federal Aviation Administration.

The Contractor must include this requirement in all subcontracts that exceed \$150,000.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$250,000

BREACH OF CONTRACT TERMS

Reference: 2 CFR § 200 Appendix II(A)

Any violation or breach of terms of this contract on the part of the Contractor or its subcontractors may result in the suspension or termination of this contract or such other action that may be necessary to enforce the rights of the parties of this agreement.

Owner will provide Contractor written notice that describes the nature of the breach and corrective actions the Contractor must undertake in order to avoid termination of the contract. Owner reserves the right to withhold payments to Contractor until such time the Contractor corrects the breach or the Owner elects to terminate the contract. The Owner's notice will identify a specific date by which the Contractor must correct the breach. Owner may proceed with termination of the contract if the Contractor fails to correct the breach by the deadline indicated in the Owner's notice.

The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.

DISADVANTAGED BUSINESS ENTERPRISE

Reference: 49 CFR Part 26

Solicitation Language (Solicitations that include a Contract Goal)

Bid Information Submitted as a matter of *responsiveness*:

The Owner's award of this contract is conditioned upon Bidder or Offeror satisfying the good faith effort requirements of 49 CFR § 26.53.

As a condition of responsiveness, the Bidder or Offeror must submit the following information with its proposal on the forms provided herein:

- 1) The names and addresses of Disadvantaged Business Enterprise (DBE) firms that will participate in the contract;

- 2) A description of the work that each DBE firm will perform;
- 3) The dollar amount of the participation of each DBE firm listed under (1);
- 4) Written statement from Bidder or Offeror that attests their commitment to use the DBE firm(s) listed under (1) to meet the Owner's project goal;
- 5) Written confirmation from each listed DBE firm that it is participating in the contract in the kind and amount of work provided in the prime contractor's commitment; and
- 6) If Bidder or Offeror cannot meet the advertised project DBE goal, evidence of good faith efforts undertaken by the Bidder or Offeror as described in appendix A to 49 CFR part 26. The documentation of good faith efforts must include copies of each DBE and non-DBE subcontractor quote submitted to the bidder when a non-DBE subcontractor was selected over a DBE for work on the contract.

Bid Information submitted as a matter of bidder responsibility:

The Owner's award of this contract is conditioned upon Bidder or Offeror satisfying the good faith effort requirements of 49 CFR § 26.53.

As a condition of responsibility, every Bidder or Offeror must submit the following information on the forms provided herein within five days after bid opening.

- 1) The names and addresses of Disadvantaged Business Enterprise (DBE) firms that will participate in the contract;
- 2) A description of the work that each DBE firm will perform;
- 3) The dollar amount of the participation of each DBE firm listed under (1);
- 4) Written statement from Bidder or Offeror that attests their commitment to use the DBE firm(s) listed under (1) to meet the Owner's project goal;
- 5) Written confirmation from each listed DBE firm that it is participating in the contract in the kind and amount of work provided in the prime contractor's commitment; and
- 6) If Bidder or Offeror cannot meet the advertised project DBE goal, evidence of good faith efforts undertaken by the Bidder or Offeror as described in appendix A to 49 CFR part 26. The documentation of good faith efforts must include copies of each DBE and non-DBE subcontractor quote submitted to the bidder when a non-DBE subcontractor was selected over a DBE for work on the contract.

Solicitation Language (Race/Gender Neutral Means)

The requirements of 49 CFR part 26 apply to this contract. It is the policy of the Owner to practice nondiscrimination based on race, color, sex, or national origin in the award or performance of this contract. The Owner encourages participation by all firms qualifying under this solicitation regardless of business size or ownership.

Prime Contracts (Contracts Covered by a DBE Program)

Contract Assurance (49 CFR § 26.13)

The Contractor, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The Contractor shall carry out applicable requirements of 49 CFR part 26 in the award and administration of DOT-assisted contracts. Failure by the Contractor to carry out these requirements is a material breach of this contract, which may

result in the termination of this contract or such other remedy as the recipient deems appropriate, which may include, but is not limited to:

- 1) Withholding monthly progress payments;
- 2) Assessing sanctions;
- 3) Liquidated damages; and/or
- 4) Disqualifying the Contractor from future bidding as non-responsible.

Prompt Payment (49 CFR § 26.29)

The prime contractor agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than thirty (30) calendar days from the receipt of each payment the prime contractor receives from Owner. The prime contractor agrees further to return retainage payments to each subcontractor within thirty (30) calendar days after the subcontractor's work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the Owner. This clause applies to both DBE and non-DBE subcontractors.

Termination of DBE Subcontracts (49 CFR § 26.53(f))

The prime contractor must not terminate a DBE subcontractor listed in response to the above *Solicitation Language (Solicitations that include a Contract Goal)* section (or an approved substitute DBE firm) without prior written consent of Owner. This includes, but is not limited to, instances in which the prime contractor seeks to perform work originally designated for a DBE subcontractor with its own forces or those of an affiliate, a non-DBE firm, or with another DBE firm.

The prime contractor shall utilize the specific DBEs listed to perform the work and supply the materials for which each is listed unless the contractor obtains written consent from the Owner. Unless the Owner's consent is provided, the prime contractor shall not be entitled to any payment for work or material unless it is performed or supplied by the listed DBE.

The Owner may provide such written consent only if the Owner agrees, for reasons stated in the concurrence document, that the prime contractor has good cause to terminate the DBE firm. For purposes of this paragraph, good cause includes the circumstances listed in 49 CFR §26.53.

Before transmitting to the Owner its request to terminate and/or substitute a DBE subcontractor, the prime contractor must give notice in writing to the DBE subcontractor, with a copy to the Owner, of its intent to request to terminate and/or substitute, and the reason for the request.

The prime contractor must give the DBE five days to respond to the prime contractor's notice and advise the Owner and the contractor of the reasons, if any, why it objects to the proposed termination of its subcontract and why the Owner should not approve the prime contractor's action. If required in a particular case as a matter of public necessity (e.g., safety), the Owner may provide a response period shorter than five days.

In addition to post-award terminations, the provisions of this section apply to preaward deletions of or substitutions for DBE firms put forward by offerors in negotiated procurements.

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EXHIBIT I

McCLURE ENGINEERING COMPANY
ESTIMATED COSTS FOR CONSULTANT SERVICES
RECONSTRUCT TAXIWAY A & D LIGHTING



Exhibit I

DESIGN AND BIDDING SERVICES RECONSTRUCT TAXIWAY A LIGHTING KEOKUK MUNICIPAL AIRPORT, KEOKUK, IOWA

Part I: Design and Bidding Services

1. Direct Salary Costs

Title	Hours	% Total	Hourly Rate*	Cost
Principal in Charge	0	0.0%		\$ -
Project Manager	96	18.9%	\$ 57.81	\$ 5,549
Sr. Engineer	26	5.1%	\$ 60.63	\$ 1,576
Engineer II	66	13.0%	\$ 44.75	\$ 2,953
Engineer I	97	19.1%	\$ 36.62	\$ 3,552
Engineering Technician II	121	23.8%	\$ 34.71	\$ 4,199
Project Coordinator	42	8.3%	\$ 39.00	\$ 1,638
PLS	4	0.8%	\$ 51.32	\$ 205
Survey CAD Technician II	15	3.0%	\$ 34.71	\$ 520
Survey Crew	41	8.1%	\$ 64.90	\$ 2,660

*Hourly, not Loaded Rate

Weighted Average Rate = \$ 44.98

Total Hours 508 Direct Salary Cost \$ 22,852

Total Number of Sheets Anticiapted 47
Average Hours per Plan Sheet 10.8

Percentage of Direct Salary Costs 201.41% In-Direct Salary Cost \$ 46,026

Effective Multiplier 3.47 Total Salary & OH Cost \$ 68,878

Percent of Salary Cost 15.00% Profit \$ 10,332

2. Total Labor, Overhead, and Fixed Payment Total Labor Cost \$ 79,210

3. Direct Expenses

Printing 8.5 x 11	3,040	pages	\$ 0.10	\$ 304
Printing 11 x 17	1,680	pages	\$ 0.20	\$ 336
Specs	10	specs	\$ 75.00	\$ 750
Postage/Shipping	12	mailings	\$ 20.00	\$ 240
Vehicle Mileage	2,400	miles	\$ 0.700	\$ 1,680
Rental Car	0	days	\$ 100.00	\$ -
Lodging	0	nights	\$ 109.00	\$ -
Meals	6	meals	\$ 10.00	\$ 60
Total Expenses				\$ 3,370

4. Subconsultant Costs

Total Subconsultant Costs \$ 17,310.00

Items 4, 5, plus 6 \$ 99,890

5. Total Project Costs \$ 99,890



COUNCIL ACTION FORM

Date: October 16, 2025

Presented By: Broomhall/ Barnes

Subject: Demolition - 1012 Blondeau Street Agenda Item: 10

Description:

1012 Blondeau was obtained as an abandoned property with the intent of having a developer rehabilitate it using grant funding assistance; however, after several contractors assessed the site, they all concluded that the cost of rehabilitation would outweigh the potential benefits.

A qualified bid was received from W & S Contracting of Keokuk in the amount of \$21,185.00. We felt this was an excellent bid as we were thinking anywhere from 40,000 to 80,000 dollars to demolish. This structure is approximately 3300 sf with a 805 sf garage.

We are in the process of obtaining the vacant lot abutting this property and will put the lots up for bid in the near future.

FINANCIAL

Is this a budgeted item? YES ☒ NO ☐

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

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

COUNCIL ACTION FORM

Any previous Council actions:

Action

Date

Recommendation:

Approve mayor to sign demolition contract.

Required Action

ORDINANCE ☐ RESOLUTION ☒ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

--

MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

RESOLUTION NO.

**A RESOLUTION AUTHORIZING MAYOR TO SIGN DEMOLITION
CONTRACT FOR A SINGLE-FAMILY DWELLING LOCATED AT 1012
BLONDEAU**

WHEREAS, the City obtained the deed to 1012 Blondeau in April 2023 as an abandoned property. This property was targeted for grant assisted rehabilitation, but the city was unsuccessful attracting a developer due to the condition of the building; and

WHEREAS, the city solicited bids for the demolition of 1012 Blondeau Street; and

WHEREAS, two bids were received, the qualified bid was twenty-one thousand, one-hundred and eighty-five dollars (\$21,185.00), submitted by W & S Contracting of Keokuk.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF
KEOKUK, LEE COUNTY, IOWA,**

That, the City Council hereby accepts the bid submitted by W & S Contracting in the amount of twenty-one thousand, one-hundred and eighty-five dollars (\$21,185.00), and authorizes the mayor to sign a contract for said demolition.

Passed & Approved this 16th day of October 2025.

K. A. Mahoney, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: October 16, 2025

Presented By: Brian Carroll, PWD

Subject: Johnson Street Mill & Fill Agenda Item: 11

Description:

The City of Keokuk Public Works/Street Department solicited quotes for a 3-inch mill and fill Hot Mix Asphalt (HMA) project on Johnson Street, from 1st Street to 2nd Street. One quote was received from W.L. Miller Company. After reviewing the quote, I recommend awarding the contract to W.L. Miller Company, in the amount of \$48,248.

FINANCIAL

Is this a budgeted item? YES ☒ NO ☐

Line Item #: 110-211-6799 Title: CAP IMPROV - ROADWAY MAINT

Amount Budgeted: \$188,062.10

Actual Cost: \$48,248

Under/Over: _____

Funding Sources:

RUT _____

Departments:

RUT _____

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

COUNCIL ACTION FORM

Any previous Council actions:

Action

Date

Recommendation:

Staff recommends approval.

Staff recommends approval.

Required Action

ORDINANCE ☐ RESOLUTION ☒ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

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MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

RESOLUTION NO.

**A RESOLUTION APPROVING CONTRACT FOR
JOHNSON STREET MILL & FILL**

WHEREAS the public works department solicited quotes for a mill and fill project on Johnson Street from 1st Street to 2nd Street; and

WHEREAS the project will consist of 3-inch mill and fill and hot mix asphalt; and

WHEREAS one quote was received from W.L. Miller Company of Hamilton, IL in the amount of \$ 48,248.00.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that a contract be awarded to W.L. Miller Company for the Johnson Street Mill and Fill Project in the amount of \$ 48,248.00.

Passed this 16th day of October 2025

Mayor – Kathie Mahoney

Attest – Celeste El Anfaoui

W. L. MILLER COMPANY

750 EAST COUNTY ROAD 1220
HAMILTON, ILLINOIS 62341
PHONE 217 847-3316
FAX 217 847-3921

TO: Mr. Brian Carroll
Public Works Director
City of Keokuk
501 Main Street
Keokuk, Street 52632

RE: Johnson Street 1st to 2nd
Improvement

DATE: October 9, 2025

EMAIL: bcarroll@cityofkeokuk.org
PHONE 319-524-2050

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES, SUBJECT TO ALL TERMS AND CONDITIONS AS SET FORTH ON AS FOLLOWS:

Mill Existing road to a depth of 3 inches and replace with new asphalt also 3-inch depth
Approximately 1,304 Square Yards @ \$37.00 per square yard = \$48,248.00

All manholes and water valves are to be located by others.

Work to be completed as our schedule permits (unless other arrangements are made. Effective for 30 days)

UNIT PRICE APPLIES

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS:

DATE: October 9, 2025 AUTHORIZED SIGNATURE R. Trent Miller- President by Tom

ACCEPTED: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

DATE: _____ SIGNATURE _____
A finance charge of 1 ½% per month will be made on past due accounts, which is an annual percentage rate of 18% applied to the previous balance. Net amount due 30 days after invoicing. All collection and attorney's fees will be added to past due accounts.

CONDITIONS:

Any alterations or deviation from specifications involving extra cost will be executed only upon written orders from the owner; will become an extra charge over and above the original estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

PLEASE SIGN AND RETURN ONE COPY TO OUR OFFICE



COUNCIL ACTION FORM

Date: October 16, 2025

Presented By: Jim Ferneau

Subject: Internal TIF loan for administrative costs Agenda Item: 12

Description:

The most recent TIF Urban Renewal Plan amendment authorized the use of TIF funds to cover administrative costs, such as attorney fees and staff costs, incurred in the general fund to be reimbursed by TIF Fund revenue in the following year. The authorization allowed was \$25,000 annually for up to 5 years.

FINANCIAL

Is this a budgeted item? YES ☐ NO ☒

Line Item #: _____ Title: Tax Increment Financing - Admin Cost support

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

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

COUNCIL ACTION FORM

Any previous Council actions:

Action

Date

Recommendation:

Approve the Resolution to establish the basis for a \$25,000 transfer from TIF to General Fund in the Fiscal Year 2027 budget to cover Administrative Costs.

Required Action

ORDINANCE ☐ RESOLUTION ☒ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

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MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

[illegible]

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING INTERNAL LOAN FROM
GENERAL FUND TO TAX INCREMENT REVENUE FUND**

WHEREAS, the City of Keokuk, Iowa, (the “City”) has established an urban renewal area in the City known as the Amended and Restated Twin Rivers Urban Renewal Plan for the Twin Rivers Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, the City Council has created the Tax Increment Revenue Fund (the “Tax Increment Revenue Fund”), into which all incremental property tax revenues received from the Urban Renewal Area shall be deposited; and

WHEREAS, the City has recurring expenses related to projects which have been undertaken in the Urban Renewal Area (the “Expenses”); and

WHEREAS, in order to make the cost of the Expenses eligible to be paid from future incremental property tax revenues, it is necessary to create an internal debt;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Keokuk, Iowa, as follows:

Section 1. It is hereby directed that \$25,000, twenty-five thousand dollars be advanced to the Tax Increment Revenue Fund from the General Fund, in order to pay project costs associated with urban renewal projects including attorney fees and administrative staff costs for the fiscal year 2026. Such advance shall be treated as a loan (the “Loan”) to the Tax Increment Revenue Fund and shall be repaid to the General Fund out of incremental property tax revenues received with respect to the Urban Renewal Area.

Payments on the Loan are subject to annual appropriation by the City Council and subject to the Council’s determination that there are incremental tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Revenue Fund.

Once appropriated, payments may be made on the Loans on June 1 of each year to the extent there are incremental tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Revenue Fund. The right is hereby reserved to issue additional obligations, or to enter into additional loans, payable from the Tax Increment Revenue Fund, which may either rank on a parity with the Loan or may have a priority over the Loan with respect to the revenues in the Tax Increment Revenue Fund.

Section 2. The Tax Increment Revenue Fund is hereby pledged to the repayment of the Loan, and a copy of this Resolution shall be filed in the office of the

Lee County Auditor to evidence this pledge. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify to the Lee County Auditor, no later than December 1, 2025, the original amount of the Loan as an obligation that is eligible to be repaid from future incremental property tax revenues, and to certify no later than December 1 of each succeeding year, any remaining outstanding balance of the Loan.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

APPROVED and **ADOPTED** this 16th day of October 2025.

CITY OF KEOKUK, LEE COUNTY, OWA

By: _____
K. A. Mahoney, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk