

AGENDA
CITY COUNCIL MEETING
February 19, 2026
501 Main Street
5:30 P.M.

1. Call to Order.
2. Pledge of Allegiance:
3. Roll Call.
4. Mayor's Report:
5. Citizens' Request.
6. Consent Agenda.
 - Minutes of the Regular Council meeting of February 5, 2026;
 - Minutes of the Special Council Budget meeting of February 12, 2026;
 - Cash Receipts & Treasurers Report for January 2026;
 - Resolution setting a public hearing on proposed Property Tax Levy;
 - Resolution fixing a date for a public hearing on the proposal to enter into a Development Agreement with Main Street Keokuk, Inc., and providing for publication of notice thereof;
 - Resolution approving a Liquor License for Hampton Inn Keokuk, 3201 Main Street, Class B Retail Alcohol License – effective March 11, 2026;
 - Motion to pay bills and transfers listed in Register No.'s 5524-5526;
7. (a) Now is the time and place for a public hearing on the Authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City Thereunder; \$500,000 General Obligation Capital Loan Notes (ECP-1). A public hearing notice was published in the Daily Gate City on February 7, 2026.

(b) Consider resolution instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$500,000 General Obligation Capital Loan Notes.
8. (a) Now is the time and place for a public hearing on the authorization of a Loan Agreement and the issuance of Notes to Evidence the Obligation of the City Thereunder; \$525,000 General Obligation Capital Loan Notes (GCP-2). A public hearing notice was published in the Daily Gate City on February 7, 2026.

(b) Consider resolution Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$525,000 General Obligation Capital Loan Notes.
9. Consider resolution authorizing the Issuance of General Obligation Capital Loan Notes, Series 2026, and Levying a Tax for the Payment Thereof.
10. (a) Now is the time and place for a public hearing for disposal of 116 N. 7th Street. A public hearing notice was published in the Daily Gate City on February 13, 2026.

(b) Consider resolution authorizing the disposal of city-owned real estate located at 116 N. 7th Street and approving the preparation of a Development Agreement.
11. Motion to approve the initial reading of Ordinance amending the Official Map of the City of Keokuk, Iowa, by rezoning certain real property from "R-1" single-family dwelling district and "C-2" General Commercial District to "M-2" Heavy Industrial District, subject to conditions and a Conditional Rezoning Agreement.
12. Consider resolution authorizing the purchase of five gas detection monitors for use by the Water Resource Recovery Facility.
13. Consider resolution for the approval of one change to new rates and fees for services and interments at Oakland Cemetery.
14. Consider resolution allowing the Mayor to enter in an agreement with Ahlers & Cooney for legal services related to a Development Agreement with Main Street Keokuk, Inc.

15. Historic Preservation Commission presentation of annual report to maintain CLG status.
16. Council Liaison Reports:
17. Staff Reports:
18. New Business:
19. Adjourn Meeting.

MINUTES
CITY COUNCIL MEETING
February 5, 2026
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on February 5, 2026, at 501 Main Street. Mayor Mark Smidt called the meeting to order at 5:30 p.m. There were eight council members present, one absent. Todd Marshall, Tyler Walker, Doug Matlick, Kathie Mahoney, Devon Dade, Matt VanBerkum, Roger Bryant, and Michael Greenwald were present. Steve Andrews was absent. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Community Development Director Pam Broomhall, Chief of Police Zeth Baum, Fire Chief Gabe Rose, Waste Water Treatment Plant Manager Tom Wills, Airport Manager Raymond Ott, Library Director Monica Winkler, Animal Control Officer Tom Crew, and other city employees.

MAYOR'S REPORT: Gave update on Debi Durham visit to Keokuk and Southeast Iowa Days in Des Moines.

CITIZENS' REQUEST: Dan Tillman informed of opinion on how wages for the City of Keokuk should be reported going forward.

Greenwald proposed an amendment to the agenda moving item #13 down prior to item #16, second by Dade. (8) AYES, (0) NAYS. Motion carried.

Motion to amend the consent agenda changing essential corporate purposes to general purposes on the \$525,000 Loan Notes by Greenwald, second by Dade. (8) AYES, (0) NAYS. Motion carried.

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

- Minutes of the Regular Council meeting of January 15, 2026;
- Minutes of the City Budget Workshop meetings of January 13, 17, & 24, 2026;
- Minutes of the Special Council Budget meeting of January 31, 2026;
- **RESOLUTION NO. 23-2026:** Fixing date for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$500,000 General Obligation Capital Loan Notes of the City of Keokuk, State of Iowa (for essential corporate purposes), and providing for publication thereof;
- **RESOLUTION NO. 24-2026:** Fixing date for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$525,000 General Obligation Capital Loan Notes of the City of Keokuk, State of Iowa (for general corporate purposes), and providing for publication thereof;
- **RESOLUTION NO. 25-2026:** Approving an Urban Revitalization Tax Exemption for the following homeowners:
 - * 927 Cleveland Avenue, single family dwelling, Barbara Bell
 - * 1028 Seymour, addition & deck, Brian Boltz
 - * 350 Wise Lane, accessory building, Josh Dietrich
 - * 924 Fulton Street, second story addition, Bonita Scott
 - * 3598 Middle Road, post frame building, Justin Hawkins
 - * 3012 Middle Road, addition, Matthew & Jodi Cook
- **RESOLUTION NO. 26-2026:** Setting a public hearing for disposal of 116 N. 7th Street;
- Appointment of Jim Harriger to the City Planning Commission, fulfilling a term to expire May 14, 2029
- Motion to pay bills and transfers listed in Register No.'s 5521-5523;

OLD BUSINESS:

Motion made by Walker, second by Greenwald to remove Taske Force resolution from table. (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Dade to approve the following proposed **RESOLUTION NO. 27-2026**: “A RESOLUTION APPROVING AN AGREEMENT WITH TASKE FORCE, INC. FOR TEMPORARY/SUMMER STAFF.” (8) AYES, (0) NAYS. Motion carried.

NEW BUSINESS:

Mayor Smidt opened the public hearing at 5:55 p.m. on the application for zoning change for property located at 4045 Main Street, Keokuk, Iowa. A public hearing notice was published in the Daily Gate City on January 28, 2026.

COMMENTS: Broomhall provided background information and explained the conditional rezoning agreement signed by Paul Rairden. Council members Greenwald and Marshall asked questions regarding whether the zoning could be changed back in the future, and Walker questioned matters related to the DNR. Jim Wolff expressed concerns regarding the potential impact of the rezoning and the condition of the property. Paul Rairden explained the current use of the property and stated he would be agreeable to installing a fence. Chris Engel stated the property needs to be cleaned up.

There were two written comments in favor and two written comments opposed. There being no further comments or objections on the matter, Mayor Smidt closed the public hearing at 6:31 p.m.

Motion made by Bryant, second by Matlick to approve the following proposed **RESOLUTION NO. 28-2026**: “A RESOLUTION ACKNOWLEDGING THE PUBLIC HEARING FOR REZONING REQUEST FOR 4045 MAIN STREET.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Walker to approve the following proposed **RESOLUTION NO. 29-2026**: “A RESOLUTION AUTHORIZING ASKEW SCIENTIFIC CONSULTING LLC CONTRACT.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Dade to approve the following proposed **RESOLUTION NO. 30-2026**: “A RESOLUTION APPROVING NEW RATES AND FEES FOR SERVICES AND INTERMENTS AT OAKLAND CEMETERY.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Dade to approve the following proposed **RESOLUTION NO. 31-2026**: “A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR THE SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (STBG) FOR THE PALEAN STREET RECONSTRUCTION PROJECT.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Mahoney to approve the following proposed **RESOLUTION NO. 32-2026**: “A RESOLUTION TO APPROVE TWO CHANGE ORDERS FOR SOUTH 3RD AND DES MOINES STREET TUNNEL ACCESS.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Matlick to approve the following proposed **RESOLUTION NO. 33-2026**: “A RESOLUTION REAUTHORIZING THE MAYOR TO SIGN A DEMOLITION CONTRACT FOR A FOUR-FAMILY CONVERSION LOCATED AT 727 EXCHANGE.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Walker to approve the following proposed **RESOLUTION NO. 34-2026**: “A RESOLUTION TO RELEASE A REVERSIONARY INTEREST IN REAL ESTATE IN THE BLOCK SIXTEEN OF THE ORIGINAL CITY OF KEOKUK, LEE COUNTY, IOWA.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Greenwald to approve the following proposed **RESOLUTION NO. 35-2026:** "A RESOLUTION TO APPROVE A LEASE WITH AIR EVAC EMS, INC. OF CITY OWNED PROPERTY AT THE KEOKUK MUNICIPAL AIRPORT." (8) AYES, (0) NAYS. Motion carried.

Library Budget Reduction - \$50,000.

Motion by Greenwald, second by Matlick to remove from table \$50,000 library cut. (8) AYES, (0) NAYS. Motion carried.

Original motion to cut \$50,000 in library funding, motion was made by Greenwald, second by Bryant.

Roll Call Vote on Cut: AYES: Marshall, Mahoney, Matlick, Dade, VanBerkum, Bryant, Greenwald; NAYS: Walker. 7-1 Motion carried.

River Museum Reduction - \$24,500.

Motion by Greenwald, second by Dade to cut River Museum funding to save \$24,500.

Roll Call Vote: AYES: Walker, Mahoney, Dade, VanBerkum, Greenwald; NAYS: Marshall, Matlick, Bryant. 5-3 Motion carried.

Swimming Pool Reduction - \$15,000.

Motion by Greenwald, second by Mahoney to cut \$15,000 from swimming pool budget.

Roll Call: AYES: Walker, Mahoney, Matlick, Dade, VanBerkum, Bryant, Greenwald; NAYS: Marshall. 7-1 Motion carried.

Gabe gave a presentation about the operations of the Fire Department.

Police Department Position:

Motion by Matlick to eliminate one position at police dept. Motion died due to lack of second.

NEW BUSINESS: Set Special Budget meeting for Thursday, February 12, 2026, at 5 p.m.

Motion made by Greenwald, second by Bryant to adjourn the meeting at 9:02 p.m.

MINUTES
Special Council Budget Meeting
February 12, 2026
5:00 PM
501 Main St
Keokuk, Iowa

The City Council of the City of Keokuk met in a Special Council Budget Meeting on January 31, 2026, at 501 Main Street. Mayor Mark Smidt called the meeting to order at 5:00 p.m. There were nine council members present, none absent. Todd Marshall, Tyler Walker, Kathie Mahoney, Doug Matlick, Devon Dade, Steve Andrews, Matt VanBerkum, Roger Bryant, and Michael Greenwald were present. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Community Development Director Pam Broomhall, Chief of Police Zeth Baum, Fire Chief Gabe Rose, Assistant Police Chief Andy Whitaker, Keokuk Animal Control Officer Tom Crew, Library Director Monica Winkler as well as other city staff.

Ferneau presented path to close the budget deficit.

Attorney Fee's

Motion by Matlick to reduce attorney fees by \$50,000 from general fund, second by Greenwald. 8 Ayes, 1 Nay (Bryant) motion carried.

Reductions in building/zoning, council admin, animal control, public works, and fire dept budgets

Motion made by Matlick to approve additional cuts to Building/Zoning (\$10,000), Mayor/Clerk travel (\$2,000), Animal Control (\$7,000), Public Works travel (\$1,000), and Fire Dept (\$5,000) second by Greenwald. (7) AYES, (2) NAYS (Dade & Andrews). Motion carried. Crew gave overview of the services he provides and informed that he could still operate with that cut.

Airport

Motion made by Matlick to reduce airport budget by \$10,000, second by Walker. (9) AYES, (0) NAYS. Motion carried

Flower purchase at Rand Park

Motion made by VanBerkum, second by Greenwald, to cut flower purchase for Rand Park flower garden. Crystal McGee spoke regarding the flower beds and how this would impact the future of the Rand Park flower garden.

Roll Call Vote: (3) AYES - Marshall, VanBerkum, Greenwald. (6) NAYS - Walker, Mahoney, Matlick, Dade, Andrews, Bryant. Motion failed 3-6.

Reduction in salary increase for non-union employees

Motion made by Matlick, second by Walker to reduce non-union employee's salary increase from 4% to 3%. (9) AYES, (0) NAYS. Motion carried.

Building/Zoning official salary

Motion made by Matlick to reduce the budgeted salary for Building/Zoning Official by \$10,000, second by Greenwald. (9) AYES, (0) NAYS. Motion carried.

Eliminate public works/planning secretary

Motion made by VanBerkum to eliminate the Public Works and Planning Secretary position. Motion failed due to lack of a second.

Reclass public works/planning secretary

Motion made by Greenwald to reclass the salary of Public Works/Planning Secretary position, second by Dade. After discussion, Roll Call Vote: (0) AYES, (9) NAYS. Motion failed

Fireworks

Motion made by VanBerkum to eliminate city support for fireworks, second by Walker. (7) AYES, (2) NAYS – Andrews & Bryant. Motion carried.

Further reduction in mowing, airport, and Main Street/Tourism

Motion made by VanBerkum to reduce funding by \$5,000 each for mowing, the Airport, and Main Street/Tourism, second by Dade.

After discussion, a motion to amend original motion made by VanBerkum, confirming \$2500 cut to Tourism and \$2500 cut to Main Street equally, motion to amend died due to lack of second.

Motion made by Dade to amend original motion requesting \$5000 be cut from Tourism and none from Main Street, second by VanBerkum.

Roll Call Vote on Amendment of original motion: (5) AYES - Marshall, Mahoney, Matlick, Dade, and VanBerkum. (4) NAYS - Walker, Andrews, Bryant, Greenwald. Motion to amend carried.

Roll Call Vote on original amended motion: (5) AYES - Marshall, Walker, Matlick, Dade, and VanBerkum. (4) NAYS - Mahoney, Andrews, Bryant, and Greenwald. Amended motion carried.

Keokuk Historic Preservation, Rand Park Pavillion, Fine Arts, and Art Center

Motion made by Walker to fund Keokuk Historic Preservation, Rand Park Pavillion, Fine Arts, and Art Center \$1,250 each, second by Dade. (9) AYES, (0) NAYS. Motion carried.

Adjournment

The meeting adjourned at 7:11 p.m.

**CASH RECEIPTS
JANUARY 2026**

General Fund	\$	913,811.22
Road Use Tax	\$	113,994.40
Employee Benefit Total	\$	121,519.56
Sales Tax - Human Dev Total	\$	164,636.83
Tax Increment Financing Total	\$	3,341.27
Economic Development Total	\$	3,052.10
Library Trust Total	\$	2,304.90
Debt Service Total	\$	96,569.40
Perpetual Care	\$	200.00
WPC Maint/Operation Total	\$	252,341.09
WPC Impr Reserve Total	\$	3.78
Solid Waste Total	\$	138,478.24
Municipal Bridge Total	\$	36,670.12
Internal Service Fund Total	\$	60,939.34
TOTAL	\$	1,907,862.25

**TREASURER'S REPORT
CALENDAR 1/2026, FISCAL 7/2026**

FUND	ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	LIABILITY	END BALANCE
001	GENERAL	2,702,503.63	913,811.22	1,075,279.18	112,910.79	2,653,946.46
002	PARK MAINT/IMPROV	145,746.06	.00	2,062.60	.00	143,683.46
003	POLICE ASSET FUND/FORFE	1,273.50	.00	.00	.00	1,273.50
087	PUBLIC WKS EQUIP REP	12,800.78	.00	.00	.00	12,800.78
110	ROAD USE	1,839,485.86	113,994.40	165,885.82	18,421.12	1,806,015.56
112	EMPLOYEE BENEFIT	949,986.84	121,519.56	11,079.15	.00	1,060,427.25
119	EMER - TAX LEVY	211,960.22	.00	.00	.00	211,960.22
121	SALES TAX - HUMAN DEV	1,241,252.49	164,636.83	.00	.00	1,405,889.32
122	SALES TAX - INFRASTRUCT	.00	.00	.00	.00	.00
125	TAX INCREMENT FINANCING	730,423.45	3,341.27	.00	.00	733,764.72
160	ECONOMIC DEVELOPMENT	354,917.00	3,052.10	4,707.94	.00	353,261.16
165	HOUSING DEVELOPMENT	.00	.00	.00	.00	.00
167	LIBRARY TRUST	138,337.15	2,304.90	200.00	.00	140,442.05
168	GRAND THEATRE RESERVE	1,051.17	.00	.00	.00	1,051.17
169	MARY E TOLMIE FUND	99,690.36	.00	.00	.00	99,690.36
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	2,027,542.13	96,569.40	.00	.00	2,124,111.53
301	CAPITAL IMPROV PROJECTS	4,216,747.54	.00	106,841.39	.00	4,109,906.15
302	RIVERFRONT BARGE	.00	.00	.00	.00	.00
303	CAP SOUTHEAST IA DEV CT	178,345.18-	.00	13,834.45	.00	192,179.63-
304	CAP PROJ ELKEM/BROWNFIE	27,307.92-	.00	177.06	.00	27,484.98-
305	CAP AIRPORT PROJ	.00	.00	.00	.00	.00
306	CAP PROJ-FACILITY/EQUIP	.00	.00	.00	.00	.00
500	PERPETUAL CARE	519,695.29	200.00	.00	.00	519,895.29
610	WPC MAINT/OPERATION	1,628,413.66	252,341.09	191,532.10	28,832.35	1,718,055.00
611	WPC IMPR RESERVE	792,657.10	3.78	39,255.00	.00	753,405.88
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	256,042.75	138,478.24	75,121.93	12,558.82	331,957.88
671	SOL WAS EQUIP PRELACE	.00	.00	.00	.00	.00
672	CAP PROJ REMEDIAL	.00	.00	.00	.00	.00
690	MUNICIPAL BRIDGE	1,721,667.72	36,670.12	36,550.41	3,976.43	1,725,763.86
810	INTERNAL SERVICE FUND	9,799.66	60,939.34	.00	.00	70,739.00
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	Report Total	20,772,038.88	1,907,862.25	1,722,527.03	176,699.51	21,134,073.61



COUNCIL ACTION FORM

Date: 2/19/2026

Presented By: Ferneau/El Anfaoui

Subject: Proposed Property Tax Public Hearing Agenda Item: Consent Agenda

Description:

As part of the City's budget process staff must prepare a Proposed Property Tax Levy. The County Auditor will then send out a proposed property tax levy notice to each property owner. A public hearing on the notice must be held. The purpose of the notice and the hearing is to spotlight the change in property tax levy requested. The hearing must be held as a stand alone meeting, with it's own agenda and minutes. No other city business may be on the agenda or discussed during this meeting. Staff recommends setting April 2nd, 2026 at 5:00 PM for the hearing.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

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

RESOLUTION NO. _____

**RESOLUTION SETTING A PUBLIC HEARING ON PROPOSED
PROPERTY TAX LEVY**

WHEREAS, the City of Keokuk, Iowa prepares an annual operating budget that sets property tax levies; and

WHEREAS, House File 718 requires that a hearing on the property tax rate be held prior to completion of the budget; and

WHEREAS, the City of Keokuk, Iowa is required to submit Property Tax Levy Rates to IDOM in order for the County Auditor to send notice to property owners regarding levy rates and public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF KEOKUK, IOWA that a public hearing on the Proposed Property Tax Levy will be held on April 2, 2026, 5:00 PM at the Keokuk City Hall, 501 Main St., Keokuk.

BE IT FURTHER RESOLVED that a copy of said Proposed Property Tax Levy Notice shall be published no less than ten and no more than twenty days before said hearing and that a copy of said Notice shall be placed on the City of Keokuk, Iowa's web page.

PASSED, APPROVED, AND ADOPTED this 19th day of February 2026.

Mark Smidt, Mayor

ATTEST:

Celeste El Anfaoui, City Clerk

**FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES**

The City of : **KEOKUK** County Name: **LEE COUNTY**

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	323,616,796	2b	281,807,056	City Number: 56-533 Last Official Census: 9,900
DEBT SERVICE	3a	367,908,217	3b	326,098,477	
Ag Land	4a	118,851			

Consolidated General Fund Levy Calculation

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2026 Budget Data	8.37000	2,603,401	311,039,533	4.04
	Limitation Percentage			
	2			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2027	8.20588	2,655,561	2.00	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW		(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	8.20588	Consolidated General Fund		5	2,655,561	2,312,475	43	8.20588
		Non-Voted Other Permissible Levies						
384.12(1)	0.95000	Opr & Maint publicly owned Transit		7	8,500	7,403	45	0.02627
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)		11		0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs		14	433,000	377,058	52	1.33800
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.		462		0	465	0.00000
		Voted Other Permissible Levies						
28E.22	1.50000	Unified Law Enforcement		24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)		25	3,097,061	2,696,936		
384.1	3.00375	Ag Land		26	357	357	63	3.00375
		Total General Fund Tax Levies (25 + 26)		27	3,097,418	2,697,293		Do Not Add
		Special Revenue Levies						
384.6	Amt Nec	Police & Fire Retirement		29	700,000	609,563		2.16305
	Amt Nec	FICA & IPERS (if general fund at levy limit)		30	300,000	261,241		0.92702
Rules	Amt Nec	Other Employee Benefits		31	1,300,000	1,132,047		4.01710
		Subtotal Employee Benefit Levy (29,30,31)		32	2,300,000	2,002,851	65	7.10717
			Valuation					
386	As Req	With Gas & Elec						
	SSMID 1 (A)	0 (B)	0	34		0	66	0.00000
	SSMID 2 (A)	0 (B)	0	35		0	67	0.00000
	SSMID 3 (A)	0 (B)	0	36		0	68	0.00000
	SSMID 4 (A)	0 (B)	0	37		0	69	0.00000
	SSMID 5 (A)	0 (B)	0	555		0	565	0.00000
	SSMID 6 (A)	0 (B)	0	556		0	566	0.00000
	SSMID 7 (A)	0 (B)	0	1177		0	1179	0.00000
	SSMID 8 (A)	0 (B)	0	1185		0	1187	0.00000
		Total Special Revenue Levies		39	2,300,000	2,002,851		
384.4	Amt Nec	Debt Service Levy 76.10(6)		40	1,105,000	979,427	70	3.00347
384.7	0.67500	Capital Projects (Capital Improv. Reserve)		41		0	71	0.00000
		Total Property Taxes (27+39+40+41)		42	6,502,418	5,679,571	72	19.68079

**COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:
Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.**

(City Representative)

(Date)

(County Auditor)

(Date)

RESOLUTION NO. _____

**RESOLUTION FIXING DATE FOR A PUBLIC HEARING
ON THE PROPOSAL TO ENTER INTO A DEVELOPMENT
AGREEMENT WITH MAIN STREET KEOKUK, INC., AND
PROVIDING FOR PUBLICATION OF NOTICE THEREOF**

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

WHEREAS, the Plan has subsequently been amended multiple times, lastly by the adoption of Amendment No. 8 to the Plan, adopted by Resolution No. 275-2025 on September 4, 2025; and

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

WHEREAS, the City has received a proposal from Main Street Keokuk, Inc. (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Urban Renewal Area as defined and legally described in the Agreement (the "Development Property") and consisting of the renovation of Existing Buildings to include converting unused upper story space into 2 residential rental units and conversion of main floor space into two white boxed commercial spaces, together with all related site improvements, as outlined in the proposed Agreement; and

WHEREAS, the Iowa Economic Development Authority ("IEDA") has awarded the City a Community Catalyst and Remediation Grant in the amount of \$100,000 for the redevelopment and rehabilitation of the Development Property ("Catalyst Grant") subject to the terms of a grant agreement between IEDA and the City (Award No. 25-CTBF-DSTR-05) (the "Catalyst Agreement"); and

WHEREAS, as a local match to the Catalyst Grant incentives, the City proposes to provide up to five (5) consecutive annual Blight Remediation Grants to Developer, with each Blight Remediation Grant equal to 90% of the Tax Increment generated by the construction of the Minimum Improvements (above the January 1, 2021 assessed value of the Development Property) and collected pursuant to Iowa Code Section 403.19, beginning in Fiscal Year 2028-2029 and ending after (i) five (5) annual Blight Remediation Grants have been paid, (ii) the amount paid as Blight Remediation Grants totals \$75,000, or (iii) the Agreement is terminated pursuant to its terms, whichever is sooner, all subject to the terms and conditions set forth in the Agreement; and

WHEREAS, Chapters 15A and 403, Code of Iowa, (the "Urban Renewal Law") authorize cities to make grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapter, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate blight remediation and economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account the factors set forth therein; and

WHEREAS, neither the Urban Renewal Law nor any other Code provision sets forth any procedural action required to be taken before said blight remediation and economic development activities can occur under the Agreement, and pursuant to Section 364.6, Code of Iowa, it is deemed sufficient if the action hereinafter described be taken and the City Clerk publish notice of the proposal and of the time and place of the meeting at which the Council proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 501 Main Street, Keokuk, Iowa, at 5:30 P.M. on March 5, 2026, for the purpose of taking action on the matter of the proposal to enter into a Development Agreement with Main Street Keokuk, Inc.

Section 2. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF KEOKUK IN THE STATE OF IOWA, ON THE
MATTER OF THE PROPOSAL TO ENTER INTO A
DEVELOPMENT AGREEMENT WITH MAIN STREET
KEOKUK, INC., AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Keokuk in the State of Iowa, will hold a public hearing on March 5, 2026, at 5:30 P.M. in the Council Chambers, City Hall, 501 Main Street, Keokuk, Iowa, at which meeting the Council proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with Main Street Keokuk, Inc. (the "Developer").

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Twin Rivers Urban Renewal Area as defined and legally described in the Development Agreement, consisting of the renovation of Existing Buildings, to include converting unused upper story space into 2 residential rental units and conversion of main floor space into two white boxed commercial spaces, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Agreement.

The Iowa Economic Development Authority ("IEDA") has awarded the City an Emergency Community Catalyst and Remediation Grant in the amount of \$100,000 for the redevelopment and rehabilitation of the Development Property ("Catalyst Grant") subject to the terms of a grant agreement between IEDA and the City (Award No. 25-CTBF-DSTR-05) (the "Catalyst Agreement").

As a local match to the Catalyst Grant incentive, the City proposes, subject to the terms and conditions of the Agreement, to provide up to 5 consecutive annual Blight Remediation Grants to Developer, with each Blight Remediation Grant equal to 90% of the Tax Increment generated by the construction of the Minimum Improvements (above the January 1, 2021 assessed value of the Development Property) and collected pursuant to Iowa Code Section 403.19, beginning in Fiscal Year 2028-2029 and ending after (i) five (5) annual Blight Remediation Grants have been paid, (ii) the amount paid as Blight Remediation Grants totals \$75,000, or (iii) the Agreement is terminated pursuant to its terms, whichever is sooner.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Keokuk, Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the proposal to enter into the Agreement with the Developer. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Agreement.

This notice is given by order of the City Council of the City of Keokuk in the State of Iowa, as provided by Section 364.6, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Keokuk in the State of Iowa

(End of Notice)

PASSED AND APPROVED this 19th day of February 2026.

Mark Smidt, Mayor

ATTEST:

Celeste El Anfaoui, City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LEE)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

City Clerk, City of Keokuk, State of Iowa

(SEAL)
4926-5080-5135-1\10787-101

RESOLUTION NO.

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

WHEREAS, Application has been made by Riverstone Hospitality LLC for a Class B Retail Alcohol License for Hampton Inn Keokuk, 3201 Main Street; **AND**

WHEREAS, Iowa Code Chapter 123 and Section 4.16.030 of the Keokuk Municipal Code require that the City Council conduct a formal investigation into the good moral character of the applicant; **AND**

WHEREAS, such an investigation has been conducted.

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

THAT, Riverstone Hospitality LLC has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class B Retail Alcohol License for Hampton Inn Keokuk, 3201 Main Street, effective March 11, 2026, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed & Approved this 19th day of February 2026.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
Mark Smidt, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

PAYMENT OF THE FOLLOWING CLAIMS FOR THE CITY ARE APPROVED AND CLAIMS FOR THE LIBRARY AND AIRPORT ARE ACKNOWLEDGED FOR THE PURPOSE OF PAYING THE SEMI-MONTHLY BILLS FOR THE COUNCIL MEETING OF FEBRUARY 19, 2026.

REGISTER NO. 5524

AMI PIPE & SUPPLY	PARTS/SUPPLIES WWTP	\$ 1,679.30
KEOKUK MUNICIPAL WATER WORKS	GARBAGE/SEWER BILLING	\$ 3,327.50
GATE CITY PUBLISHING	PUBLICATIONS	\$ 685.89
KEOKUK TERMITE & PEST CONTROL	PEST CONTROL FOR JAN.2026	\$ 150.00
JIM BAIER, INC	PARTS	\$ 59.78
HARTRICK'S LUMBER	SUPPLIES	\$ 188.24
RIVER CITY PARTS, INC.	PARTS	\$ 74.50
S. J. SMITH WELDING SUPPLY	SUPPLIES	\$ 42.74
MICROBAC LABORATORIES, INC	WPC TEST SAMPLES	\$ 1,137.00
TASKE FORCE, INC.	TEMP HELP	\$ 6,844.05
GALLS, LLC	SUPPLIES KFD	\$ 108.00
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$ 980.41
ALLIANT	SERVICE	\$ 43,147.22
THE CARDBOARD BOX	UPS CHARGES	\$ 143.41
ENVIRONMENT RESOURCE ASSOCIATE	LAB SUPPLIES	\$ 613.49
HACH COMPANY	WPC LAB SUPPLIES	\$ 1,512.10
CENTURY LINK	SERVICE	\$ 1,040.18
GREAT RIVER REGIONAL WASTE	SERVICE	\$ 21,292.52
LEE COUNTY RECORDER/REGISTRAR	SERVICE	\$ 22.00
TRUCK REPAIR, INC	HEATER SWITCH SANITATION #26	\$ 98.35
MEYERS PLUMBING	MATERIALS/LABOR	\$ 1,325.81
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$ 881.00
DIAMOND CONSTRUCTION COMPANY	COLD PATCH STREET DEPT.	\$ 1,087.50
VEENSTRA & KIMM, INC.	PROFESSIONAL SERVICES	\$ 125.00
HILL PRINTING	250 BUSINESS CARDS M.SMIDT	\$ 105.20
MSKI	IEDA LUNCHEON JAN.28-20PEOPLE	\$ 192.42
DEPARMMENT OF INSPECTIONS,	BOILER INSPEC.1417 EXCHANGE ST	\$ 80.00
TRI STATE WINDOW & POOL, INC	18GALLON LIQUID CHLORINE WWTP	\$ 108.00
PER MAR SECURITY SERVICES	SERVICE	\$ 4,507.26
RAIRDEN'S AUTO SALVAGE &	DOOR GLASS ST.DEPT. #98	\$ 100.00
NIEMANN FOODS, INC./ACE	PARTS/SUPPLIES	\$ 370.94
U.S. CELLULAR	SERVICE	\$ 580.36
INGRAM LIBRARY SERVICES	BOOKS KEOKUK PUBLIC LIBRARY	\$ 1,674.60
RON SYMMONDS	REIMB.CDL LIC. RENEWAL	\$ 64.00
AT&T MOBILITY	SERVICE	\$ 730.16
AUTOZONE	BATTERIES	\$ 386.98
FERGUSON ENTERPRISES LLC #1657	CREDIT ON ACCOUNT	\$ (470.20)
PAUL S. KELLY SR.	SERVICE	\$ 628.80
WISS & WISS EQUIPMENT INC.	PARTS BRIDGE DEPT.	\$ 62.17
EAGLE ENGRAVING, INC.	8FIREGROUND ID TAG KFD	\$ 19.15

REGISTER NO. 5525

MEDIACOM	SERVICE	\$ 221.30
LCL FARMS INC.	SERVICE	\$ 7,154.48
HILL'S PET NUTRITION SALES,INC	ANIMAL CONTROL SUPPLIES	\$ 14.71
LEXISNEXIS RISK DATA	SERVICE	\$ 155.77
EMPLOYEE BENEFIT SYSTEMS	INSURANCE	\$ 236,917.14
RAILROAD MANAGEMENT COMPANY	SEWER PIPELINE CROSSING RENT	\$ 458.76
BRITE-WAY WINDOW SERVICE	WINDOW CLEANING @ CITY HALL	\$ 140.00
DRAKE-SCRUGGS EQUIPMENT, INC.	ROAD SERVICE LABOR	\$ 1,635.00
GREAT RIVER GALLERY	MAYOR FRAMES	\$ 756.00
CARD SERVICES	SUPPLIES/TRAVEL, ETC.	\$ 924.02
KEOKUK VETERINARY HOSPITAL	ANIMAL SERVICES	\$ 85.00
TWO RIVERS VETERINARY CENTER	ANIMAL SERVICES	\$ 1,864.00
WEST CENTRAL FS INC.	BULK FUEL	\$ 16,884.80
PACE ANALYTICAL SERVICES, INC.	ANALYTICAL CHARGES WWTP	\$ 300.00
INTERSTATE BATTERIES OF	BATTERIES AIRPORT	\$ 485.85
VERIZON WIRELESS	SERVICE	\$ 457.62
IDEXX DISTRIBUTION, INC.	LAB SUPPLIES WPC	\$ 53.01
POLICE LEGAL SCIENCES,INC.	LEGAL UPDATE/ANNUAL FEE KPD	\$ 2,198.00
IOWA LAW ENFORCEMENT ACADEMY	PEACE OFFICER TRAINING	\$ 4,800.00
LIBERTY UTILITY IOWA	SERVICE	\$ 17,750.30
LYNCH DALLAS, PC.	PROFESSIONAL SERVICES	\$ 3,462.00
CINTAS CORP	SERVICE	\$ 2,405.86
RICOH USA, INC.	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 55.11
ICONNECTYOU	SERVICE	\$ 314.27
AUTO-OWNERS INSURANCE COMPANY	INSURANCE PREMIUMS	\$ 17,758.00
RADIO KEOKUK	ADVERTISING JAN.2026	\$ 500.00
JAMES F. DENNIS	PROFESSIONAL SERVICES	\$ 6,232.98
STEVEN R LONG	CITY HALL JANITORIAL SERVICE	\$ 600.00
IOWA ONE CALL	SERVICE	\$ 47.50
WALZ LABEL AND MAILING SYSTEMS	POSTAGE SUPPLIES	\$ 88.22
LIVE VOICE	ANSWERING SERVICE	\$ 446.43
SHARED IT INC	IT SERVICES	\$ 2,289.84
VERTICAL COMMUNICATIONS INC.	SERVICE	\$ 199.02
NAPA AUTO PARTS	PARTS	\$ 464.84
SCOTT'S ULTRA CLEAN LLC	JANITOR SERVICE KPD FEB.2026	\$ 550.00
EXCEL IT SERVICES	LIBRARY IT SERVICES	\$ 405.01
SchraGIS Solutions	GIS MAINTENANCE	\$ 300.00
MODERN MARKETING	100PLANT A SEED,READ!ROOSTER	\$ 231.76
CONTINENTAL FIRE SPRINKLER CO	ANNUAL(DEC)INSPEC.FIRE CITYHAL	\$ 650.00
BLACKSTONE PUBLISHING	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 681.95
ACCESS SYSTEMS LEASING	COPIER AGREEMENT KPD	\$ 273.71
CENGAGE LEARNING INC./GALE	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 87.71
EOCENE ENVIRONMENTAL GROUP,INC	EPA BROWNFIELD CLEANUP GRANT	\$ 32,405.95

REGISTER NO. 5526

MEGAN BAUM	KPD CAR WASHES SEPT-DEC.2025	\$	480.00
BOLTON & MENK, INC.	MAIN&N7TH TRAFFIC	\$	660.50
TEST INC.	WPC BIOSOLIDS	\$	1,469.00
POINTE COMMERCIAL	KEOKUK PUBLIC LIBRARY	\$	14.90
GREAT LAKES SALT COMPANY	TREATED SALT-SNOW REMOVAL	\$	4,069.20
MEGRATH ENTERPRISES, INC.	SNAP ON TOOLS VEHICLE MAINT.	\$	1,051.00
HYDROVAC SUPPLY	REAPER NOZZLE,1'NOZZLE SEWER	\$	1,697.55
1243 WATER TOWER PI	SERVICE	\$	219.63
AMAZON CAPITAL SERVICES	SUPPLIES KEOKUK PUBLIC LIBRARY	\$	491.84
		\$	469,565.37



COUNCIL ACTION FORM

Date: 2-5-2026

Presented By: Ferneau

Subject: Actions Associated with Borrowing Agenda Item: 7, 8 & 9

Description:

Included on the Agenda are two separate public hearings and three resolutions associated with short term borrowings for equipment purchases, housing demolition funds, and building improvements/repairs at the Police/Fire Department. The funding request is broken into two categories, one for what the State of Iowa deems Essential Corporate Purposes (ECP) and the other for items the State classifies as General Corporate Purposes (GCP). The ECP borrowing is for Police, Fire, and recreation equipment purposes along with Housing Demolition funds. The GCP is for City Hall equipment as well as improvements to the Police/Fire facility. After holding each respective public hearing, the Council will consider a resolution for the respective bond issue authorizing proceeding with additional steps to incur debt. After both bond issue actions are completed, the Council will need to consider a final Resolution Authorizing the issuance of Capital loan notes and levying a tax for the payment thereof. The intent is eventually use Local Option Sales Tax Revenue amounts specified for property tax reduction to offset the authorized tax levy in the Fiscal Year 2027 budget, with repayment of the entire principal amount being made near the end of the 2027 fiscal year.

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: _____

**ITEMS TO INCLUDE ON AGENDA
FOR THE COUNCIL MEETING ON FEBRUARY 19, 2026**

CITY OF KEOKUK, IOWA

Not to Exceed \$500,000 General Obligation Capital Loan Notes (ECP-1)

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

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

February 19, 2026

The City Council of the City of Keokuk, State of Iowa, met in _____ session, in the 501 Main Street, Keokuk, Iowa, at _____ .M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$500,000 General Obligation Capital Loan Notes, in order to provide funds to pay the costs of equipping of fire and police departments; the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and the acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance, for essential corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes had been published pursuant to the provisions of Sections 384.24A and 384.25 of the Code of Iowa, as amended.

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

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

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

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

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES**", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2026, at this place.

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$500,000 GENERAL OBLIGATION CAPITAL
LOAN NOTES**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$500,000 General Obligation Capital Loan Notes, for essential corporate purposes, in order to provide funds to pay the costs of equipping of fire and police departments; the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and the acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$500,000 General Obligation Capital Loan Notes, for the foregoing essential corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in

service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 19th day of February 2026.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LEE)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

City Clerk, City of Keokuk, State of Iowa

(SEAL)



Ahlers & Cooney, P.C.
Attorneys at Law

100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231

Phone: 515-243-7611

Fax: 515-243-2149

www.ahlerslaw.com

Kristin B. Cooper

515.246.0330

kcooper@ahlerslaw.com

February 5, 2026

VIA EMAIL

Jim Ferneau
City Administrator
City of Keokuk
501 Main St., Suite 3
Keokuk, IA 52632
cityadmin@cityofkeokuk.org

Re: Keokuk, Iowa - General Obligation Capital Loan Notes, Series 2026

Dear Jim:

We have prepared and are including with this letter suggested proceedings to be acted upon by the Council on the date fixed for the hearings on the authorization to enter into a loan agreement and the issuance of the above-mentioned Notes.

Each set of the hearing proceedings is prepared to show as a first step the receipt of any oral or written objections from any resident or property owner to the proposed action of the Council to enter into a loan agreement and issue the Notes. A summary of objections received or made, if any, should be attached to the proceedings. After all objections have been received and considered if the Council decides not to abandon the proposal to issue the Notes, a form of resolution follows that should be introduced and adopted.

Please note that the general corporate purpose proceedings have been prepared on the basis that no petition will be filed asking that the question of issuing the Notes be submitted to the qualified electors of the City. If a valid petition is filed please notify us as soon as possible since the enclosed proceedings will have to be revised to either abandon the proposal to issue the Notes or direct the County Commissioner to call a special election.

The Council is required by statute to adopt the enclosed resolution at the hearing, or an adjournment thereof. If necessary to adjourn, the minutes are written to accommodate that action. If the Council decides to abandon the proposal to issue said Notes, then the form of resolution included in these proceedings should not be adopted. We would suggest that, in this event, a motion be adopted to the effect that such proposal is abandoned.

Section 384.25 of the Code of Iowa, provides that any resident or property owner of the City may appeal the decision to take additional action to issue the Notes, to the District Court of a county in which any part of the city is located, within 15 days after such additional action is

February 5, 2026

Page 2

taken, but that the additional action is final and conclusive unless the court finds that the Council exceeded its authority. In the event an appeal is filed by any resident or property owner, please let us know as soon as possible.

Pre-Levy.

Also attached are the proceedings to certify the tax levy for the payment of General Obligation Capital Loan Notes to be issued after the budget filing deadline, along with a Certificate for the Lee County Auditor to verify that the pre-levy resolution was filed. The "pre-levy" resolution imposes a levy for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027. The amount should be included in the budget or in an amended budget. This resolution will satisfy the requirements for the resolution and levy as required by Iowa Code Chapter 76. When the Notes are issued (the sizing of which may change as directed by the Council), the authorizing resolution will incorporate this levy and will include the entire levy schedule based on actual rates at the sale. We have included a levy amount of \$983,171 for Fiscal Year 2026/2027. Please let me or Piper Sandler & Co. know if you have any questions on or revisions this figure.

A copy of this Resolution must be filed with the Lee County Auditor on or before April 14, 2026. **However, to be included in the certified budget, the Resolution should be adopted and filed prior to certification of the budget.** Additionally, this amount should be included in the anticipated property tax estimates required to be provided to the Department of Management so that the notice of proposed tax levies and revenues can be mailed to all taxpayers per Division X of HF 718.

Please print out two copies of the hearing proceedings and three copies of the Pre-Levy proceedings along with the County Auditor's certificate (one to be returned to us and one for the Auditor). Please return one set of originals to our office, retaining one set for your records. We would also appreciate electronic scans for review prior to mailing.

If you have any questions, do not hesitate to contact us.

Very truly yours,



Kristin Cooper
FOR THE FIRM

KBC:seb

Enclosures (via email w/enc.)

cc: Celeste El Anfaoui, City Clerk, celanfaoui@cityofkeokuk.org
Tim Oswald, Piper Sandler, Timothy.Oswald@psc.com
Deb Harmsen, Piper Sandler, Debra.Harmsen@psc.com

4901-9775-2459-1\10787-100

**ITEMS TO INCLUDE ON AGENDA
FOR THE COUNCIL MEETING ON FEBRUARY 19, 2026**

CITY OF KEOKUK, IOWA

Not to Exceed \$525,000 General Obligation Capital Loan Notes (GCP-2)

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

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

February 19, 2026

The City Council of the City of Keokuk, State of Iowa, met in _____ session, in the 501 Main Street, Keokuk, Iowa, at _____ .M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$525,000 General Obligation Capital Loan Notes, in order to provide funds to pay the costs of the construction, reconstruction, enlargement, improvement and equipping of city hall, fire stations and police stations, including roof, boiler and technology upgrades, for general corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes and the right to petition for an election had been published as provided by Sections 384.24A and 384.26 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, in the manner provided by Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Notes be submitted to the qualified electors of the City.

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

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

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

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

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$525,000 GENERAL OBLIGATION CAPITAL LOAN NOTES**", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2026, at this place.

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$525,000 GENERAL OBLIGATION CAPITAL
LOAN NOTES**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$525,000 General Obligation Capital Loan Notes, for the general corporate purposes, in order to provide funds to pay the costs of the construction, reconstruction, enlargement, improvement and equipping of city hall, fire stations and police stations, including roof, boiler and technology upgrades, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$525,000 General Obligation Capital Loan Notes, for the foregoing general corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 19th day of February 2026.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LEE)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

City Clerk, City of Keokuk, State of Iowa

(SEAL)

**ITEMS TO INCLUDE ON AGENDA
FOR THE COUNCIL MEETING ON FEBRUARY 19, 2026**

CITY OF KEOKUK, IOWA

General Obligation Capital Loan Notes, Series 2026

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

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

February 19, 2026

The City Council of the City of Keokuk, State of Iowa, met in _____ session, in the 501 Main Street, Keokuk, Iowa, at _____ .M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "**RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2026, AND LEVYING A TAX FOR THE PAYMENT THEREOF**", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE ISSUANCE OF
GENERAL OBLIGATION CAPITAL LOAN NOTES,
SERIES 2026, AND LEVYING A TAX FOR THE PAYMENT
THEREOF**

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

WHEREAS, the Issuer is in need of funds to pay costs of the equipping of fire and police departments; the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and the acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance; and the construction, reconstruction, enlargement, improvement and equipping of city hall, fire stations and police stations, including roof, boiler and technology upgrades (the "Project"), and it is deemed necessary and advisable that General Obligation Capital Loan Notes, Series 2026, in the amount of not to exceed \$1,025,000 be issued; and

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

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

Section 1. Authorization of the Issuance. General Obligation Capital Loan Notes, Series 2026, in the amount of not to exceed \$1,025,000 shall be issued pursuant to the provisions of Iowa Code Sections 384.24A, 384.25, 384.26 and 384.28 for the purposes covered by the hearing.

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

<u>AMOUNT</u>	<u>FISCAL YEAR (JULY 1 TO JUNE 30) YEAR OF COLLECTION</u>
\$983,171	2026/2027

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

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

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

PASSED AND APPROVED this 19th day of February 2026.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LEE)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

City Clerk, City of Keokuk, State of Iowa

(SEAL)

COUNTY AUDITOR'S CERTIFICATE

I, _____, County Auditor of Lee County, State of Iowa, hereby certify that on the _____ day of _____, 2026 there was filed in my office the Resolution of the City Council of the City of Keokuk, State of Iowa, adopted on the 19th day of February, 2026, the Resolution authorizing execution of a Loan Agreement and authorizing the issuance of General Obligation Capital Loan Notes, Series 2026, and levying a tax therefor.

(COUNTY SEAL)

County Auditor of Lee County, State of Iowa



COUNCIL ACTION FORM

Date: January 12, 2026

Presented By: Broomhall

Subject: Hold public hearing/ dispose of 116 N 7th Agenda Item: 10 a & b

Description:

A public hearing is required to dispose of real property.

The City received a request from Keokuk Neighborhood Initiative (KNI) to obtain a vacant lot at 116 N. 7th Street KNI is a local nonprofit whose mission is to promote housing development. KNI owns several nonconforming lots that abuts 116 N. 7th, this is also a nonconforming lot. If KNI receives this property they would combine lots to make them buildable and transfer these lots to 2 x 4s For Hope, a nonprofit that constructs tiny homes for veterans.

A development agreement will be included for your review and approval

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

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

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE DISPOSAL OF CITY-OWNED REAL ESTATE LOCATED AT 116 N. 7TH STREET AND APPROVING THE PREPARATION OF A DEVELOPMENT AGREEMENT

WHEREAS, the City of Keokuk is the owner of a vacant parcel of real property located at 116 N. 7th Street; and

WHEREAS, the City has received a request from Keokuk Neighborhood Initiative (KNI), a local nonprofit organization whose mission is to promote housing development, to obtain the City-owned vacant lot located at 116 N. 7th Street; and

WHEREAS, the subject property is a nonconforming lot, and KNI owns several adjoining nonconforming lots that abut 116 N. 7th Street; and

WHEREAS, the acquisition of the City-owned property by KNI would allow the combination of multiple nonconforming lots into buildable parcels; and

WHEREAS, KNI intends to transfer the newly created buildable lots to 2 x 4s For Hope, a nonprofit organization that constructs tiny homes for veterans; and

WHEREAS, the proposed disposition of the property serves a valid public purpose by promoting housing development and supporting housing opportunities for veterans; and

WHEREAS, public hearings have been held on June 6, 2019, after required notice for the purchase proposal of the real property pursuant to Section 364.7 of the Code of Iowa; and

WHEREAS, a Development Agreement will be prepared and presented to the City Council to ensure the property is developed in accordance with the stated public purpose and to protect the interests of the City;

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

1. The City Council hereby authorizes the disposal of the City-owned real property located at 116 N. 7th Street to Keokuk Neighborhood Initiative, subject to terms and conditions approved by the City Council.
2. The Mayor and City Clerk are authorized to execute all documents necessary to effectuate the transfer of the property, contingent upon City Council approval of a Development Agreement governing the use and redevelopment of the property.
3. The disposal of the property shall be conditioned upon compliance with the Development Agreement to ensure the property is used for housing development purposes consistent with this Resolution.
4. This Resolution shall be effective upon its passage and approval according to law.

Passed & Approved this 19th day of February 2026.

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

November 25, 2025

To The City of Keokuk

The Keokuk Neighborhood Initiative requests the transfer 116 North 7th and 129 North 7th to the Keokuk Neighborhood Initiative. 116 North 7th is 46 2/3 feet by 150 and 129 North 7th is 34 feet by 110. These sizes prevent them from being developed by themselves according to current ordinances. 116 North 7th is adjacent to 122, 124 and 126 North 7th which are owned by KNI with a combined area of 93.66 by 150 or 14049 square feet. By combining them with 116 North 7th, it provides 21,050 square feet which has a greater potential for a developer.

129 North 7th is adjacent to 125 North 7th which is owned by KNI. Combining both these lots provides a lot size of 79 by 110 or 8690 square feet which would allow a home there. If transferred to KNI, this area would be offered to Iowa 2 x 4s for Hope that builds tiny homes for veterans.

The Keokuk Neighborhood Initiative is a non-profit whose mission is to promote housing development and acquired these lots to promote this. KNI has partnered with the City on a project at 728 Concert which contained a dilapidated big brick home that was across the street from George Washington School and posed a possible safety concern for the students. KNI secured the funding and facilitated the purchase of the property and the City, and the Keokuk Community School District split the demolition cost. The property was then transferred to KCSD for future use. The next collaboration was KNI securing funding and purchasing 122, 124, 126 and 127 North 7th to control this area close to George Washington. There was a dilapidated house that the City removed.

The highest and best use of 129 North 7th and 116 North 7th is to combine them with adjacent lots to provide the potential to develop.

Throughout the summer, KNI has maintained 129 N 7th and 116 N 7th, saving the City hundreds of dollars in mowing costs.

KNI also completed a project this summer to clear the sidewalks in this area to provide a safer route to and from school and field trips for the students. The sidewalks were overgrown and all the weeds and dirt were removed and hauled away.

The Keokuk Neighborhood Initiative would like to continue to improve this area by offering these lots at a low cost to people or developers to provide housing.

Thank you for your consideration.

Tim Peevler KNI

DEVELOPMENT AGREEMENT

This Development Agreement (“Agreement”) is entered into this ____ day of _____, 2026, by and between the **City of Keokuk, Iowa** (“City”) and **Keokuk Neighborhood Initiative**, an Iowa nonprofit corporation (“Developer”).

1. PROPERTY

This Agreement applies to the real property commonly known as **116 N. 7th Street**, Keokuk, Iowa (“Property”), as more particularly described in Original City of Keokuk, R 1/3 of lots 1-3, Block 105, City of Keokuk, Lee County, Iowa.

2. PURPOSE

The purpose of this Agreement is to ensure that the Property is developed in a manner that serves a public purpose by facilitating the creation of buildable lots for residential development and the construction of housing for veterans.

3. DEVELOPMENT OBLIGATIONS

A. The Developer shall combine the Property with adjacent lots owned by the Developer, as necessary, to create one or more buildable residential parcels in compliance with applicable zoning and subdivision regulations.

B. The Developer shall cause the construction of at least one (1) residential dwelling on the combined property, either directly or through transfer to 2 x 4s For Hope or a similar nonprofit organization with a mission of constructing housing for veterans.

4. DEVELOPMENT TIMELINE

Construction of a residential dwelling shall commence within two (2) years of the date the City conveys the Property to the Developer, as evidenced by the issuance of a building permit, and shall thereafter be diligently pursued to completion.

5. REVERTER AND REVERSIONARY INTEREST

If construction of a residential dwelling has not commenced within the two-year period described in Section 4, or if the Property is used for any purpose inconsistent with this Agreement, then:

A. Title to the Property shall, at the City’s option, revert to the City of Keokuk, free and clear of any liens or encumbrances created by the Developer; and

B. The City may record any documents necessary to effectuate such reversion of title.

This reversionary interest shall be a covenant running with the land and shall be binding upon the Developer and any successors or assigns.

6. TRANSFER OF PROPERTY

The Developer may transfer the Property to 2 x 4s For Hope, provided that any such transfer expressly incorporates this Agreement and binds the transferee to all terms and conditions herein.

7. DEFAULT AND ENFORCEMENT

In addition to the reverter described herein, the City may pursue any other remedies available at law or in equity to enforce the terms of this Agreement.

8. RECORDING

This Agreement, or a memorandum thereof, shall be recorded with the Lee County Recorder so as to provide notice to all subsequent purchasers or interest holders.

9. MISCELLANEOUS

- A. This Agreement shall be governed by the laws of the State of Iowa.
- B. This Agreement constitutes the entire agreement between the parties concerning the Property.
- C. Any amendments shall be in writing and approved by the City Council.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF KEOKUK, IOWA

By: _____

Mark Smidt, Mayor

ATTEST:

Celeste El Anfaoui, City Clerk

KEOKUK NEIGHBORHOOD INITIATIVE

By: _____

Name:

Title:



COUNCIL ACTION FORM

Date: February 13, 2026

Presented By: Broomhall

Subject: Rezoning request 4045 Main Street Agenda Item: 11

Description:

The City Council held a public hearing on February 5, 2026, to receive public comment regarding the proposed rezoning request.

The City Planning Commission reviewed the request on November 17, 2025, and forwarded a recommendation to the City Council to approve the rezoning as a conditional rezoning. The Planning Commission recommended that the rezoning be limited to the operation of a vehicle impound and storage yard only that no other industrial uses be permitted on the property, and that fencing be installed. A Conditional Rezoning Agreement reflecting these conditions was signed by the property owner during the public hearing.

During the public hearing, residents living near 4045 Main Street spoke in opposition to the rezoning request. In addition, two written correspondences were submitted in support of the rezoning.

As previously noted, the City's Comprehensive Plan Future Land Use Map identifies the subject property as most appropriate for commercial use. The plan also designates this area as part of a gateway into the community, an area intended for enhancement and positive visual impact rather than the outdoor storage of impounded vehicles.

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: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF KEOKUK, IOWA, BY REZONING CERTAIN REAL PROPERTY FROM “R-1” SINGLE-FAMILY DWELLING DISTRICT AND “C-2” GENERAL COMMERCIAL DISTRICT TO “M-2” HEAVY INDUSTRIAL DISTRICT, SUBJECT TO CONDITIONS AND A CONDITIONAL REZONING AGREEMENT

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

SECTION 1. REZONING. The Official Zoning Map of the City of Keokuk, Iowa, is hereby amended by rezoning and changing the district classification of the real property described in Exhibit A, attached hereto and incorporated by reference (the “Property”), from the “R-1” Single-Family Dwelling District and “C-2” General Commercial District to the “M-2” Heavy Industrial District.

SECTION 2. CONDITIONS ON USE OF REZONED PROPERTY. Notwithstanding the full range of uses otherwise permitted within the “M-2” Heavy Industrial District, the Property rezoned herein shall be subject to the following conditions, as consented to in writing by the record owners of the Property prior to enactment of this Ordinance, in accordance with Iowa Code § 414.5:

1. The Property will be used primarily for the operation of a vehicle impound and/or storage yard, as permitted within and subject to all applicable regulations and performance standards of the City’s “M-2” Heavy Industrial District and any uses as permitted in all commercial zoned districts.
2. All development and operations on the Property shall comply with all applicable M-2 district standards, including but not limited to regulations governing outdoor storage, screening and fencing, lighting, noise, dust, other performance standards, and required setbacks and yard requirements.
3. Uses that are customary, incidental, and accessory to the permitted impound and storage yard operation shall be allowed, provided such uses remain subordinate to the primary use and comply with all applicable provisions of the City Code.
4. Any expansion, intensification, or change in use beyond that expressly authorized herein shall require further review and approval in accordance with the City’s zoning regulations.
5. The conditions set forth in this Section shall be as written and recorded in a Conditional Rezoning Agreement, which shall run with the land and be binding upon the current owner and all future owners of the Property.

SECTION 3. REPEALER.

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY.

If any section, subsection, sentence, clause, or provision of this Ordinance is adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, subsection, sentence, clause, or provision not adjudged invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect and be in full force from and after its adoption and publication as provided by law.

Initial reading by the Council on this 19th day of February 2026.

CITY OF KEOKUK, LEE COUNTY, IOWA

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

ROLL CALL: MARSHALL - WALKER - MAHONEY – MATLICK – DADE – ANDREWS –
VANBERKUM – BRYANT – GREENWALD -



COUNCIL ACTION FORM

Date: 2/19/2026

Presented By: Tom Wills

Subject: Hazardous gas detection monitoring equipment Agenda Item: 11

Description:

Purchase five hazardous gas detection monitors one per building to replace discontinued units. Each location will include a strobe and remote indicator to provide elevated alerts and prevent entry into specific building We have received two quotes One from Interstate Industrial Instrumentation, Inc. for the amount of (\$36,238.83). The second quote is from Midwest Safety Counselors, Inc for the amount of (\$23,625.00).

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: \$15,000

Actual Cost: \$23,625

Under/Over: Over \$8,625

Funding Sources:

Departments:

Water Resource Recovery Facility

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

RESOLUTION NO.

**A RESOLUTION AUTHORIZING THE PURCHASE OF FIVE GAS
DETECTION MONITORS FOR USE BY THE WATER RESOURCE
RECOVERY FACILITY**

WHEREAS, the City of Keokuk operates the Water Resource Recovery Facility where employees are required to enter in hazardous gases may be present; and

WHEREAS, gas detection monitors are critical safety devices used to detect oxygen deficiency and the presence of combustible or toxic gases; and

WHEREAS, providing proper gas detection equipment is necessary to protect employee health and safety; and

WHEREAS, the existing gas detection equipment is obsolete; and

WHEREAS, the purchase of five gas detection monitors will enhance employees safety; and

WHEREAS, funds are available within the budget.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: Authorizing the purchase of five gas detection monitors from Midwest Safety Counselors, Inc. for use by the Water Resource Recovery Facility is hereby approved

PASSED, APPROVED, AND ADOPTED this the 19th day of February 2026

Mayor – Mark Smidt

Attest – Celeste El Anfaoui

INTERSTATE INDUSTRIAL INSTRUMENTATION, INC.



QUOTATION

ISO 9001 Compliant ISO/IEC 17025 Accredited

SELLER

INTERSTATE INDUSTRIAL INSTRUMENTATION, INC.
 10424 J Street
 Omaha, NE 68127
 Phone: (402) 331-3535
 Fax: (402) 339-2445

DATE January 2, 2025
Quote # 20250102-01-Keokuk
E-Mail Address scotts@iiiinc.com
Prepared By Scott Spencer
Quote Valid Until February 1, 2025
Minimum order \$100 applies

BUYER

Keokuk Wastewater Treatment Facility
 8 North Street
 Keokuk, Iowa

Leadtime: 4-6 weeks ARO

Quantity	Part # / Description	Price Each	Extended Price
1	Macurco Part Number 37-0444-4264-2 Cal Gas Nitrogen - N2, 100% Vol, Bal/N2, 105L, UN 1956, F Item is Non-Cancelable and Non-Returnable	\$191.32	\$ 191.32
1	Macurco Part Number 37-0290-8144-2 Cal Gas Hydrogen Sulfide - H2S, 25 PPM, Bal/Air, 58L, UN 1956, F Item is Non-Cancelable and Non-Returnable	\$210.00	\$ 210.00
1	Macurco Part Number 37-0372-4263-2 Cal Gas Methane - CH4, Bal/N2, 50% Vol, 105L, UN1954, F	\$210.00	\$ 210.00
1	Macurco Part Number 37-0474-0264-2 Cal Gas Oxygen - O2, 20.9% Vol, Bal/N2, 105L, UN1956, F Formerly 70-2900-0553-1 and 82-7044-0070-00 Item is Non-Cancelable and Non-Returnable	\$191.32	\$ 191.32
1	HAZMAT - Hazardous Handling Fee (Shipping not included) Note: Ceiling mounted Methane Sensors will require additional tubing if remote calibration is desired. Tubing length TBD.	\$60.00	\$ 60.00
Total			\$ 862.64

Terms and Special Instructions

Payment Terms: Net 30 (with approved credit) or Credit Card Payment.

Shipping: F.O.B. Factory

The above is a quotation only for goods and services as described above and is not an invoice nor an offer to contract

Interstate Industrial Instrumentation, Inc. Terms and Conditions Apply (See Below)

Sales or use Tax	Not Included
Freight, Shipping and Handling	Not Included: Prepaid and Add
Grand Total:	\$36,238.83

Quotation is good for 30 Days

Please Place All Orders Through Omaha Home Office at SALES@IIIINC.COM

Home Office: 10424 J Street, Omaha, NE 68127 Phone: 1-800-767-2739 Fax: 402-331-3535

If you have any questions about this quote, please contact us.

Ask Us About Our Other Premium Brands

Honeywell Field Products * BW Gas Monitors * Gasco Gas * SSP Fittings * Toshiba * AT-Controls * Marsh Gauge

UL 508 Listed Panel Shop and ISO 9001 Compliant / ISO17025 Accredited Calibration Service Shop

STANDARD TERMS AND CONDITIONS OF SALE (Quotations)

1. Offer to Sell. Seller offers to sell to Buyer ("Seller" and "Buyer" as identified on the Quotation or Invoice) the products ("Goods") or services ("Services") listed in this Quotation, but only on the terms and conditions described herein. If Buyer submits to Seller a purchase order or other documentation with terms and conditions different from or additional to the terms and conditions described in this Quotation, Seller hereby objects to those terms and does not assent to them. No such terms shall be considered to be a part of any contract between the parties. The terms of Seller's Quotation, except for these Conditions of Sale, are not binding, do not constitute an offer and are subject to change without notice.

2. Payment Terms. Payment terms are net thirty (30) days from the date of the invoice issued by Seller. Any payments not made within thirty (30) days of the date of the invoice shall be subject to a late payment charge of 1½% per month (compounded) on the unpaid balance of any amount then passed due.

3. Taxes. The quoted purchase price does not include sales, use, excise or other similar transaction tax. Quoted purchase price may be increased to the extent that Supplier's cost of the Goods may be increased as a result of (1) any agreements, codes, or legislative enactments made or enacted pursuant to federal, state or municipal legislation; and (2) increase in the cost of labor or raw materials. In addition to paying the quoted purchase price, Buyer is solely liable for any excises, levies or taxes which Seller may be required to pay or collect, under any existing or future law, upon or with respect to the sale, purchase, delivery, storage, processing, use, consumption or transportation of any of the Goods, and Buyer agrees to pay the amount thereof on the same terms as it shall pay the quoted purchase price.

4. WARRANTY

4a. GOODS. Unless otherwise stated in the Quote, Seller warrants to Buyer that Goods manufactured by Seller will be free from defects in material and workmanship for a period of 12 months from the date of shipment. All other warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose, are hereby disclaimed. With respect to Goods sold by Seller but manufactured by others, the Buyer shall accept the benefits of any guarantee or warranty obtained by the seller from the manufacturer therefore in lieu of any liability, guarantee or warranty from the Seller. To the extent permitted by the Seller's suppliers, Seller will pass through any warranty from a supplier for components or parts provided by such supplier in connection with the Goods sold by Seller to Buyer, and will use reasonable efforts to assist Buyer in making warranty claims subject to the supplier's warranty terms. Seller's liability is limited solely to the replacement of the defective goods, which shall be returned to Seller's office, transportation charges prepaid by Buyer, and the failure to give notice of a warranty claim within thirty (30) days from date of delivery shall constitute a waiver by Buyer of all claims in respect to such Goods.

4b. SERVICES. Seller warrants to buyer that the Services will be performed in a workmanlike manner consistent with applicable industry standards. Any reports or certifications provided by Seller are valid only as of the date given, and do not constitute a warranty or guarantee after such date. Seller will, as its sole obligation and Buyer's sole and exclusive remedy for any breach of the warranty of Services set forth herein, re-perform the Services which give rise to the breach or, at Seller's option, refund the fees paid by Buyer for the Services which give rise to the breach; provided that Buyer provides reasonably detailed written notice to Seller of the breach within 90 days following performance of the defective Services.

4c. EXCLUSIONS. The foregoing limited warranties do not apply to any defects in Goods not manufactured by Seller or in Services not performed by Seller, or to any defects in Goods which arise after the date of any report, certification or summary provided as part of the Services which are certified as of a specific date. In addition, the foregoing limited warranties do not apply if Buyer has not paid for the Goods or Services in full, and do not extend or apply to any defects or losses due to misuse, accident, abuse, neglect, normal wear and tear, improper installation, failure to maintain or improper application or matters caused by the negligence misconduct of Buyer or any third party.

5. LIMITATION OF LIABILITY. SELLER'S LIABILITY TO BUYER, WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, IN NEGLIGENCE OR OTHERWISE, SHALL NOT EXCEED IN ANY CASE THE RETURN OF THE AMOUNT OF THE PURCHASE PRICE PAID BY BUYER AND UNDER NO CIRCUMSTANCES SHALL SELLER BE LIABLE FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES. THE PRICE STATED FOR THE GOODS IS CONSIDERATION FOR LIMITING SELLER'S LIABILITY. NO ACTION, REGARDLESS OF FORM, ARISING OUT OF THE TRANSACTIONS UNDER THIS INVOICE MAY BE BROUGHT BY BUYER MORE THAN ONE (1) YEAR AFTER THE DATE OF THE INVOICE FOR GOODS AND/OR SERVICES, WITHOUT LIMITATION OF THE FOREGOING, IN NO EVENT WILL SELLER BE RESPONSIBLE OR LIABLE FOR (A) PENALTIES OR PENALTY CLAUSES OF ANY DESCRIPTION, OR (B) INDEMNIFICATION OF BUYER OR OTHERS FOR COSTS, DAMAGES OR EXPENSES ARISING OUT OF OR RELATED TO THE GOODS OR SERVICES.

6. Claims. Claims by Buyer for shortages or errors in delivery must be made within five (5) days after the delivery of the goods. Goods are sold subject to the standard manufacturing practices of Seller's suppliers. Goods purchased on the basis of weight are subject to customary quantity variations recognized by practice in the industry.

7. Returns. No goods shall be returned for credit without first obtaining written consent from an executive officer of Seller.

8. Shipment. Delivery terms are FOB origin. Buyer shall assume all risk of loss or damage upon delivery by Seller to the carrier at the point of shipment. Scheduled dates of delivery are determined from the date of Seller's acceptance of any order or orders placed by Buyer and are estimates of approximate dates of delivery, not a guaranty of a particular date of delivery. All shipping and handling charges, including excess packing, shipping, transportation charges, tariffs, expediting and special handling costs shall be charged to Buyer's account. Seller shall not be liable for any damages caused by failure or delay in shipping the Goods, if such failure or delay is due to any war, embargo, riot, fire, flood, accident, mill condition, strike or other labor difficulty, an act of Buyer, an act of God, an act of a governmental authority, transportation shortage or failure, inability to obtain sufficient fuel, labor, materials of manufacturing facilities, or any other cause beyond the reasonable control of Seller.

9. Security Interest. Shipments, deliveries and performance of Services by Seller shall at all times be subject to the approval of and requirements of the credit department of Seller, including the requirement if applicable that Buyer pay part or all of the purchase price in advance. Seller retains a purchase money security interest in all Goods not paid for in full, notwithstanding that the Goods have been delivered to Buyer, and Buyer hereby authorizes Seller to execute and file financing statements describing the Goods, and other document which may be requested by Seller to evidence its security interest.

10. Cancellation. Orders accepted by Seller are subject to cancellation by Buyer only upon the express written consent of Seller. Upon such cancellation and consent, Seller shall cease work and hold for Buyer all completed and partially completed articles and work in progress and Buyer shall pay Seller for all work and materials that have been committed to and/or identified to Buyer's order plus a cancellation charge as prescribed by Seller, in addition to a reasonable profit to Seller on the entire contract.

11. Delay. If Buyer requests deferral of deliveries, Seller's agreement to defer delivery shall not excuse Buyer from its obligation to pay for the goods at the same times and in the same quantities as the original delivery schedule, including interest due pursuant to these terms and conditions. In addition to adhering to the original payment schedule, Buyer shall pay such storage charges as Seller may assess for storing the goods awaiting delivery. If Buyer requests deferral prior to commencement of production, Seller may require progress payments in connection with expenses for materials and services incurred by Seller in anticipation of production.

12. Indemnification. In addition to the foregoing, Buyer agrees to save and hold Seller harmless from any claims, demands, liabilities, costs, expenses or judgments arising in whole or in part, directly or indirectly, out of the negligence or lack of care by Buyer or Buyer's customers, agents, employees or invitees involving the use of the Goods or Services supplied by Seller. This indemnification shall include all costs, attorney's fees and other expenses paid or incurred by or imposed upon Seller in connection with the defense of any such claim.

13. Governing Law. Any agreement arising out of this transaction shall be deemed to have been made in Omaha, Douglas County, Nebraska. The parties agree that the validity, interpretation and performance of any agreement arising out of this transaction shall be governed by the laws of the State of Nebraska without regard to conflicts of interest laws.

14. Default. In the case of default or breach by Buyer in the performance of any or all of the provisions of this agreement, Seller may cancel any outstanding order from Buyer and declare all obligations immediately due and payable, and shall in addition have all remedies afforded by the Uniform Commercial Code as enacted in Nebraska, and any other applicable law. Buyer shall in addition, be liable for Seller's expenses incurred in exercising any remedies available to it, including reasonable attorney's fees and legal expenses. All unpaid obligations shall bear interest at the contract rate provided under terms of payment above.

INTERSTATE INDUSTRIAL INSTRUMENTATION, INC.



QUOTATION

ISO 9001 Compliant ISO/IEC 17025 Accredited

SELLER

INTERSTATE INDUSTRIAL INSTRUMENTATION, INC.
 10424 J Street
 Omaha, NE 68127
 Phone: (402) 331-3535
 Fax: (402) 339-2445

DATE January 2, 2025
Quote # 20250102-01-Keokuk
E-Mail Address scotts@iiiinc.com
Prepared By Scott Spencer
Quote Valid Until February 1, 2025
Minimum order \$100 applies

BUYER

Keokuk Wastewater Treatment Facility
 8 North Street
 Keokuk, Iowa

Quantity	Part # / Description	Price Each	Extended Price
10	Macurco Part Number 80-5311-000-3R TXP-T40 Transmittter, Poly, Single Integral (Includes Dual 4-20 mA, Relays (4), Dual Modbus and Ethernet)	\$1,964.67	\$ 19,646.70
5	Macurco Part Number 86-3111-0017-00 T40/WTA Sensor, Oxygen (O2) 0-25% Vol, EC **Gas to Calibrate to Zero: Nitrogen N2 Bal/N2, 100% Vol, 116L UN 1066, F - PN: 37-0442-4462-2 Gas to Calibrate to Ambient Air: Oxygen O2, 20.9% Vol, Bal/N2, 60L, UN1956, F-37-0474-0224-2	\$554.67	\$ 2,773.35
5	Macurco Part Number 86-3130-1900-00 T40/WTA Sensor, Hydrogen Sulfide (H2S), 0-100 PPM, EC *Calibration Gas H2S, 25 PPM, Bal/Air, 58L, UN 1956, F-37-0290-8144-2 Above (3) P/N's assembled	\$554.67	\$ 2,773.35
5	Macurco Part Number 88-1309-0000-30 TXP-T40 Remote Sensor Assembly, Poly, C1D2, Non-Incendive	\$648.67	\$ 3,243.35
Total			\$ 28,436.75

Terms and Special Instructions

Payment Terms: Net 30 (with approved credit) or Credit Card Payment.

Shipping: F.O.B. Factory

The above is a quotation only for goods and services as described above and is not an invoice nor an offer to contract

Interstate Industrial Instrumentation, Inc. Terms and Conditions Apply (See Below)

Sales or use Tax	Not Included
Freight, Shipping and Handling	Not Included: Prepaid and Add
Delivery instructions: 4-6 weeks ARO	

Quotation is good for 30 Days

Please Place All Orders Through Omaha Home Office at SALES@IIIINC.COM

Home Office: 10424 J Street, Omaha, NE 68127 Phone: 1-800-767-2739 Fax: 402-331-3535
 If you have any questions about this quote, please contact us.

Ask Us About Our Other Premium Brands

Honeywell Field Products * BW Gas Monitors * Gasco Gas * SSP Fittings * Toshiba * AT-Controls * Marsh Guage

UL 508 Listed Panel Shop and ISO 9001 Compliant / ISO17025 Accredited Calibration Service Shop

INTERSTATE INDUSTRIAL INSTRUMENTATION, INC.



QUOTATION

ISO 9001 Compliant ISO/IEC 17025 Accredited

SELLER

INTERSTATE INDUSTRIAL INSTRUMENTATION, INC.
 10424 J Street
 Omaha, NE 68127
 Phone: (402) 331-3535
 Fax: (402) 339-2445

DATE January 2, 2025
Quote # 20250102-01-Keokuk
E-Mail Address scotts@iiiinc.com
Prepared By Scott Spencer
Quote Valid Until February 1, 2025
Minimum order \$100 applies

BUYER

Keokuk Wastewater Treatment Facility
 8 North Street
 Keokuk, Iowa

Quantity	Part # / Description	Price Each	Extended Price
5	Macurco Part Number 86-3130-1900-00 T40/WTA Sensor, Hydrogen Sulfide (H2S), 0-100 PPM, EC *Calibration Gas H2S, 25 PPM, Bal/Air, 58L, UN 1956 F- PN: 37-0290-8144-2	\$485.34	\$ 2,426.70
5	Macurco Part Number 86-2351-0022-00 T40 Sensor, Methane (CH4), 0-100% LEL, IR Calibration Gas: CH4, 50% LEL, Bal/Air, 105L, UN 1956 F - PN: 37-0373-0164-2 Above (2) P/N's to be assembled	\$597.34	\$ 2,986.70
5	Macurco Part Numbe 95-2124-A112-00 TXP-ANA Strobe Kit, Amber, Male 1/2" NPT, 12-80 VDC, NEMA 4X, With Guard	\$261.34	\$ 1,306.70
1	Macurco Part Number 30-0062-2200-1 Cal Kit, TXP 1, 0.5 LPM Regulator (M), 3 Ft Teflon Tubing, Magnetic Wands, Carrying Case, (Order Zero and Span Gas Separately)	\$219.34	\$ 219.34
Total			\$ 6,939.44

Terms and Special Instructions

Payment Terms: Net 30 (with approved credit) or Credit Card Payment.

Shipping: F.O.B. Factory

The above is a quotation only for goods and services as described above and is not an invoice nor an offer to contract

Interstate Industrial Instrumentation, Inc. Terms and Conditions Apply (See Below)

Sales or use Tax	Not Included
Freight, Shipping and Handling	Not Included: Prepaid and Add
Delivery instructions:	4-6 weeks ARO

Quotation is good for 30 Days

Please Place All Orders Through Omaha Home Office at SALES@IIIINC.COM

Home Office: 10424 J Street, Omaha, NE 68127 Phone: 1-800-767-2739 Fax: 402-331-3535

If you have any questions about this quote, please contact us.

Ask Us About Our Other Premium Brands

Honeywell Field Products * BW Gas Monitors * Gasco Gas * SSP Fittings * Toshiba * AT-Controls * Marsh Gauge

UL 508 Listed Panel Shop and ISO 9001 Compliant / ISO17025 Accredited Calibration Service Shop



Quote PRODUCTS

Questions Call: Robert Petersen
Telephone: 651-797-9420
Fax: 651-451-2386
Email: rpetersen@mscsafety.com

Quote Date: 2/4/26
Quote placed by: Robert Petersen
Contact Number: 651-797-9420

Invoice To:

Ship To:

PO #:
JOB #:
JOB NAME:

Keokuk

Product ID	Description	U of M	Quantity	Unit Price	Row Total
72-2104A	Beacon 410A	Each	5	\$2,965.00	\$14,825.00
65-2515RK	O2 detector	Each	5	\$525.00	\$2,625.00
61-1000RK-04	LEL detector (CH4 calibration)	Each	5	\$485.00	\$2,425.00
65-2427RK-05	H2S detector	Each	5	\$565.00	\$2,825.00
51-0204-RED	Strobe	Each	5	\$185.00	\$925.00

SHIPPING TBD

**all pricing is subject to change without notice*

Thank you for the opportunity!

Tax Rate:	\$23,625.00
Tax:	0.0000%
TOTAL:	\$23,625.00



COUNCIL ACTION FORM

Date: February 19, 2026

Presented By: Brian Carroll, PWD

Subject: Oakland Cemetery Fees Adjustment Agenda Item: 12

Description:

On February 5, 2026 the city council approved an increase to the Oakland Cemetery fees. After speaking with the local funeral homes, I would recommend one change to the fees that were approved. The *After-Hours Fee was approved at \$150 Per Person/Per Hour, but after speaking with Vigen Memorial Home and DeJong-Printy Funeral Home, I would recommend lowering that fee to \$75 per person/per hour.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

Cemetery _____

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

RESOLUTION NO.

A RESOLUTION FOR THE APPROVAL OF ONE CHANGE TO NEW RATES AND FEES FOR SERVICES AND INTERMENTS AT OAKLAND CEMETERY

WHEREAS, the city council recently approved increases to the Oakland Cemetery fees; and

WHEREAS, the *After-Hours Fee Per Person/Per Hour was approved at \$150 per hour; and

WHEREAS, after speaking with local funeral homes, a decision was made to lower the *After-Hours Fee Per Person/Per Hour from \$150 per person/per hour to \$75 per person/per hour.

NOW THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that one change to the fees and rates approved on February 5, 2026, for *After-Hours Fee Per Person/Per Hour be lowered from \$150 per person/per hour to \$75 per person/per hour.

Passed this 19th day of February 2026

Mayor – Mark Smidt

Attest – Celeste El Anfaoui

Exhibit A Revised 2/9/2026

OAKLAND CEMETERY FEES

FOR PURCHASE

Single Plot - Full Size		\$525.00
Filing Fee for State of Iowa		\$10.00

OPENING/CLOSING

Urn Vault Opening	Monday-Friday	\$550.00
Cremation Opening	Monday-Friday	\$400.00
Child/Infant Opening	Monday-Friday	\$250.00
Urn Vault Opening	Saturday	\$900.00
Cremation Opening	Saturday	\$650.00
Child/Infant Opening	Saturday	\$450.00
Urn Vault Opening	*Holiday - Sunday	\$1,100.00
Cremation Opening	*Holiday - Sunday	\$850.00
Child/Infant Opening	*Holiday - Sunday	\$650.00

*Holiday and Sunday burials are only by special permission from the Cemetery Manager

OTHER FEES

Winter fee - Urn Vault	Dec 1 - April 1	\$100.00
*After-Hours Fee	Per Person/Per Hour	\$75.00
Reissue Deed/Certificate or Interment Rights		\$10.00

*After-Hours Fees applies to any service(s) after 3pm on weekdays, weekends or holidays.

*A miimum after-hours charge of \$300 (4hrs) applies on weekends and holidays.



COUNCIL ACTION FORM

Date: February 19, 2026

Presented By: Ferneau

Subject: Resolution for Legal Services Ahlers & Cooney Agenda Item: 14

Description:

Main Street Keokuk, Inc. was awarded an Emergency Catalyst Grant from the State of Iowa in 2024. As part of the original application, the City agreed to provide a local match in the form of a Tax Abatement through our Urban Revitalization Area (URA) Plan. While this agreement stated Tax Abatement, the URA structure formally allows for Tax Increment Funds (TIF) to be used in the form of a tax rebate. Keokuk has historically provided a 5 year, 90% tax rebate as local matches to this type of a renovation project. SEIRPC was working with City staff on this issue during the early part of 2025 with a previous administration, which now needs to be completed to allow Main Street Keokuk, Inc. to receive its grant funds. The enclosed agreement with Ahlers and Cooney will allow them to construct an appropriate Development agreement with Main Street Keokuk, Inc. that is appropriate for filing under the City's TIF program. They will also ensure that the obligation will be properly filed with state and federal regulating institutions such as the Securities and Exchange Commission. Subsequent steps will include holding a public hearing on the proposed development agreement and approving the agreement after that public hearing.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 001-640-6411 Title: Legal Services

Amount Budgeted: 230,000

Actual Cost: approximately \$2,500

Under/Over: _____

Funding Sources:

General Fund _____

Departments:

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

RESOLUTION NO. _____

A RESOLUTION ALLOWING THE MAYOR TO ENTER IN AN AGREEMENT WITH AHLERS & COONEY FOR LEGAL SERVICES RELATED TO A DEVELOPMENT AGREEMENT WITH MAIN STREET KEOKUK, INC.

WHEREAS, Main Street Keokuk, Inc was awarded a \$100,000 Catalyst Emergency Grant of \$100,000 in 2024; and

WHEREAS, the City of Keokuk agreed to provide an abatement of taxes through the Urban Revitalization Area (URA) as a local match for the project; and

WHEREAS, a development agreement was tentatively developed for this project in early 2025; and

WHEREAS, legal services are necessary to properly structure and manage a development agreement under the URA plan to properly structure a Tax Increment Fund Tax Rebate; and

WHEREAS, Ahlers and Cooney has performed these legal services for the City of Keokuk in the past and is desirous of providing these services into the future.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, AS FOLLOWS:

Section 1. The professional services agreement with Ahlers & Cooney is hereby approved.

PASSED, APPROVED, AND ADOPTED this 19th day of February 2026.

Mayor – Mark Smidt

ATTEST:

City Clerk, Celeste Anfaoui



Ahlers & Cooney, P.C.
Attorneys at Law

100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231

Phone: 515-243-7611

Fax: 515-243-2149

www.ahlerslaw.com

Nathan J. Overberg

515.246.0329

noverberg@ahlerslaw.com

February 13, 2026

Sent via email: cityadmin@cityofkeokuk.org

Jim Ferneau
City Administrator
City of Keokuk
501 Main Street
Keokuk, Iowa 52632

RE: Engagement Letter – Main Street Keokuk, Inc. Development Agreement

Dear Jim:

The purpose of this Engagement Agreement (“Agreement”) is to disclose and memorialize the terms and conditions under which Ahlers & Cooney, P.C. will represent the City of Keokuk, Iowa (the “City”) in connection with a development agreement with Main Street Keokuk, Inc. in the Twin Rivers Urban Renewal Area (the “Development Agreement”), in accordance with Iowa Code Chapter 403.

SCOPE OF ENGAGEMENT

We agree to perform the following services for the fees we charge under this Agreement:

1. Review/edit the prepared Development Agreement, based on the information provided to us by the City;
2. Prepare proceedings to be used for setting the date of a public hearing on the Development Agreement, and proceedings for the date fixed for the public hearing and adoption of the Development Agreement;
3. Answer questions and advise City staff and the Council throughout the adoption process for the Development Agreement; and
4. Complete a transcript file record related to the adoption of the Development Agreement.

Our duties under this Agreement are limited to those expressly set forth above. Absent a separate engagement agreement regarding one or more of the following services, the services provided and the fees charged hereunder do not include:

1. Preparing the legal descriptions to be used in the Development Agreement;
2. Defending any legal challenges to or arising out of the Development Agreement;
3. Confirming or calculating any potential tax increment anticipated within the Urban Renewal Area, or pursuant to a given project, or otherwise acting in a financial advisory role;
4. Administering the Development Agreement after the adoption of the Development Agreement (and after completion of the transcript file on the Development Agreement);
or
5. Any bond (finance) related services.

It is not anticipated that it will be necessary for us to personally attend Council meetings in order to accomplish our work. We will be coordinating our services with you and other City staff, as directed by the City. In the event that public hearings or litigation should occur in the course of this matter, we would expect the same to be handled by the City Attorney, unless special arrangements are made for our participation.

COOPERATION

To enable us to provide effective representation, the City agrees to: (1) disclose to us, fully and accurately and on a timely basis, all facts and documents that are or might be material or that we may request; (2) keep us apprised on a timely basis of all developments relating to the representation that are or might be material; (3) attend meetings, conferences, and other proceedings when it is reasonable to do so; and (4) cooperate fully with us in all matters relating to the engagement. During the course of this engagement, we will rely on the City's staff to provide us with complete and timely information on all developments pertaining to any aspect of the projects involved in the services described in this Agreement.

ATTORNEY-CLIENT RELATIONSHIP

As confirmed by the execution of this Agreement, the City will be our client and an attorney-client relationship will exist between us for purposes of providing the services listed above. Our services are limited to those contracted for in this letter and the City's execution of this Agreement will constitute an acknowledgement of those limitations. The Firm's engagement under this Agreement will end when the Development Agreement is adopted/approved by the Council and our final invoice has been paid.

FEES

The attorneys working in the economic development practice area of the firm, including Nathan Overberg, will be the attorneys chiefly responsible for providing you with these legal services. However, if efficient and appropriate, we may call on other attorneys and legal assistants from time to time. The fees will be based on the hours worked by firm personnel at their hourly

rates in effect at the time the work is performed. Mr. Overberg's 2026 hourly rate is \$360. Work performed by other attorneys will be billed at their applicable 2026 hourly rate (generally ranging from \$200-\$500 per hour). Work by legal assistants will be billed at their applicable 2026 hourly rate, which is generally \$165 per hour. Our rates are generally adjusted on an annual basis, as of January 1st of each year.

It is difficult to estimate the total cost for the work, because we charge by the hour and there are many variables that impact the number of hours spent on the work. Expenses will be billed at the amount incurred. Our statement for services and expenses will be due and payable upon receipt of the invoice, which in most instances, is monthly. Should you have any questions about a statement or a fee, please do not hesitate to call. We do reserve the right to withdraw from representation for any reason, including failure to pay the monthly statement in accordance with this policy. If, for any reason, the City terminates the engagement governed by this Agreement before the completion of the services described herein, we will bill the City for the services rendered as of the date of termination based on the hourly rates of those who provided services.

ELECTRONIC DOCUMENTS AND DATA

In the interest of facilitating our services to you, we may send documents, information or data electronically or via the Internet or store electronic documents or data via computer software applications hosted remotely or utilize cloud-based storage. Your confidential electronic documents or data may be transmitted or stored using these methods. We may use third party service providers to store or transmit these documents or data. In using these electronic communication and storage methods, we employ reasonable efforts to keep such communications, documents and data secure in accordance with our obligations under applicable laws, regulations, and professional standards; however, you recognize and accept that we have no control over the unauthorized interception or breach of any communications, documents or data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed by us or by our third party vendors. By your acceptance of this Agreement, you consent to our use of these electronic devices and applications and submission of confidential client information to or through third party service providers during this engagement.

RECORDS

At the City's request, any documents furnished by the City will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the above referenced project will be retained by us. Following the completion of our services under this Agreement, we may store some or all client file materials in a digital format. After any paper documents created or received in connection with the services under this Agreement are digitized, we will intend to destroy the physical records and only maintain electronic records related to this matter, consistent with the Firm's records retention policy. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Agreement.

APPROVAL

Please carefully review the terms and conditions of this Agreement. **If this Agreement accurately reflects the terms of this particular engagement, please obtain approval by the City Council, and execute, date, and return to me a copy of this Agreement. Please retain the original for your file.**

If you have questions regarding any aspect of the above or our representation, please do not hesitate to contact me. As always, we appreciate the opportunity to represent the City and we look forward to working with you on this project.

Ahlers & Cooney, P.C.

Sincerely,

By:



Nathan J. Overberg

Accepted and approved on behalf of the City Council of the City of Keokuk, Iowa*

By: _____ Dated: _____

Title: _____

*Authorized by action of the governing body, approved on _____, 2026.

SHPO Certified Local Government Annual Report

Under the CLG Agreement with the State, local governments and their historic preservation commissions are responsible for submitting an annual report documenting the commission's preservation work and that they have met the requirements of the CLG program.

The commission complies with open meetings code and meets on the first Tuesday of each month at the Keokuk Public Library at 5:30 PM. Our most recent meeting was Tuesday, February 3 at 5:30 PM. Our next meeting is Tuesday, March 3, 2026 at 5:30 PM. Other meeting dates were 1/7, 2/4, 3/4, 4/1, 5/6, 6/3, 7/1, 8/5, 9/2 (no quorum), 10/7, and 11/4. We also meet on the third Tuesday of the month as a work session. These sessions have included reviewing progress on the Planning for Preservation project, making preparations for the events we organized and participated in, and discussions about aspects of Keokuk history.

The commission is composed of members of the community who have an interest in history. At this time, we do not have professional expertise on the commission. We do not have any vacancies. Commission members are as follows: Mary Mickunas, Victor Mickunas, David Marlin, Angela Gates, Sue Olson, Peggy Moss, and Roslyn Garcia.

Commission members participate in historic preservation workshops, including the Preserve Iowa Summit. Angela, Victor, and David attended the 2025 Preserve Iowa Summit. Our commission members plan to attend the Summit again in 2026. In addition to the Preserve Iowa Summit, commission members participated in Planning for Preservation training presented by the State Historic Preservation Office and our consultant, Rebecca McCarley. This training was open to all residents of Keokuk and anyone interested in historic preservation. Another training will be held on Saturday, February 28, 2026 at 1:00 PM at the Keokuk Public Library. We invite you to attend!

KHPC encountered several difficulties this year. We were issued a stop work order due to governmental funding freeze prior to beginning the windshield survey. Additionally our chairperson relocated to Michigan and therefore had to resign. We have unfortunately seen frequent turnover of members for a variety of reasons including health, employment, and family commitments. As with several other city commissions, we struggle to attract new members to serve on the commission.

KHPC started several projects which will lead us into a future of preservation work and we partnered with several organizations and people throughout our community. We frequently coordinate with Main Street Keokuk, the Chamber of Commerce, Tourism, the Keokuk History Center, and the Keokuk Public Library, various churches in the area, Great River Players, and small businesses. Our youth historic preservation project also included students from the high school and we have been working with educators to involve students in the heritage garden projects.

Members of the Keokuk Historic Preservation Commission (KHPC) coordinated with a consultant to develop a windshield survey plan and are in the middle of implementing the plan. We are working with other consultants to develop a plan of action for a heritage garden and reconstruction of a historic site in our downtown area. It was badly neglected and had suffered many areas of damage so it was deconstructed, cataloged, and is being reviewed for reconstruction within that garden space. The Puck-e-she-tuck Heritage Garden project has been met with some roadblocks as we have had fewer proposals for various parts of the project than we anticipated. This has led to the project falling behind schedule. Our commission has been spread very thin working on the Planning for Preservation project so the heritage garden is in the background of our current efforts. We were awarded a National Trust Fund for Historic Preservation grant which is being applied to the heritage garden and historic structure work at that site.

KHPC coordinated with residents who were alive during the devastating explosion at the armory in 1965. Those stories were recorded and some have been aired on local media outlets. We worked on a website to present local historic stories highlighting various aspects of history. Commission members also assisted the Keokuk History Center in presenting "Keo-Con: a local history symposium and convention" on September 19 and 20, 2025. We also presented a tour of churches featuring stained glass windows on February 15, 2025. Participants drove to the site or sites they wished to visit and were met with commission members and a church representative to talk about the history of each location. We held a groundbreaking and dedication ceremony at the heritage garden site on June 14, 2025. Members of the community were invited to attend and members of the indigenous community were present to provide ceremonies over the land.

The armory explosion memorial took a significantly different shape than our work plan originally indicated. We had hoped to raise money to install a memorial monument however city plans for various spaces changed our goal. There is a walking trail being constructed at the riverfront which was one of the locations we had considered. We did not want to pursue the monument to place there without having the trail work finalized so we withdrew that as an idea. We also considered placing it at the armory itself, however there is a marker already at that location. At this time, we have decided to place trees in the parks around our city. The decision came as a result of several storms damaging green space around the city and this would be a way to revitalize those spaces. We are undetermined on whether or not to place markers at the trees we plant.

There was a residence being razed near the cemetery which was at one time the residence of the sexton. We were given permission to salvage items from the home prior to demolition. Those items included many documents and historical materials, many of which were previously unseen and will add to our city's historical archives. Additionally we obtained building features such as light fixtures, doors, handles, just about anything that we could safely remove from the property. The hardware and fixtures are currently being stored to become part of a preservation store for property owners to obtain period materials for renovations and restorations.

The Historic Youth Preservation Program was a feature this past summer with interns working on historic initiatives, especially for Main Street. This collaboration was a great opportunity for younger people in our community to learn more about historic buildings.

We have partnered with several area organizations as we indicated on our workplan and have generated a good deal of interest in historic preservation efforts in the community.

In 2025, our budgeted amount was \$4,500.00 from the City of Keokuk. Our city is in a very difficult financial position right now. Significant modifications to the budget were made across all departments. The modification of city support for KHPC means that we will need to refocus efforts to make up for the decrease in financial support by the city.

The 2026 KHPC work plan has been included in the city council packets for this meeting. The commission needs to have the plan approved by council and signed by the mayor to submit our Certified Local Government report for the year.

Keokuk Historic Preservation Commission

At this time the Historic Preservation Commission does not have any vacancies.

Commission members are as follows:

Mary Mickunas	507 Grand Ave. Keokuk, Iowa 52632	515-661-0103	mcecil023@gmail.com	10/3/2024	9/1/2025
Victor Mickunas	507 Grand Ave. Keokuk, Iowa 52632	319-509-7113	mickunasvictor@gmail.com	11/21/2024	9/1/2025
David Marlin	1126 Timea St. Keokuk, Iowa 52632	319-795-7953	Keokukmarlin@gmail.com	5/16/2024	9/1/2027
Angela Gates	606 Orleans Ave. Keokuk, Iowa 52632	217-430-0702	angelagates83@gmail.com	8/14/2023	9/1/2026
Sue Olson	1925 Loftin Dr., Keokuk, Iowa 52632	319-520-8086	sansolson@yahoo.com	10/2/2025	9/1/2027
Roslyn Garcia	1217 Franklin, Keokuk, Iowa 52632	319-795-4624	rgarcia@leecounty.org	3/20/2025	9/1/2027
Peggy Moss	912 N. 14th, Keokuk, Iowa 52632	319-670-0305	peggyannmoss@icloud.com	12/4/2025	9/1/2028

2026 Work Plan

Keokuk Historic Preservation Commission

The Keokuk Historic Preservation Commission (KHPC) has been actively pursuing the goals of exploring, restoring, and maintaining our city's history. We set forth the following aspirations for 2026:

According to this plan, the Keokuk Historic Preservation Commission will undertake the following:

Regular by-law responsibilities and ongoing activities

Meeting Schedule:

Once a month, first Tuesday at 5:30 p.m. at the Keokuk Public Library. Additional work sessions may be held in alignment with planning and event needs.

Record Keeping:

We will keep our paper records in the mayor's office and digital records on Google Drive on the account keokukhpc@gmail.com, accessible to and shared with all members.

Ongoing Training:

Our goal is for members to act as historic preservation consultants for city residents and organizations.

Community Education and Outreach:

This includes continuing website development and being up-to-date on other media outlets, including social media platforms.

Collaboration:

We will collaborate with the city and organizations on ongoing projects that impact historic preservation (see Collaboration section).

Grant Applications:

We aim to apply for a minimum of one grant yearly, and complete Certified Local Government Grant work from the previous year. Additional grants may be applied for based on the need of funding for current projects.

Commission trainings and public engagement

Training will be held with our Planning for Preservation consultant as contracted. We will attend the annual Preservation Summit. We plan to work with other organizations within the Keokuk Area History Syndicate to share our growing historic inventory. We will host events to engage and educate the community.

Trainings will include:

- Research methodologies
- Recording techniques
- Context development for surveying and evaluating historical properties
- Iowa State Inventory forms
- Windshield surveys
- Report writing
- Documentation
- Management of reimbursement requests
- Documenting in-kind donations and volunteers

Grants:

Including but not limited to:

- Golden Oak Society
- Keokuk XII
- Howard Jackson Family Trust
- Grace Bott Millar
- Keokuk Area Community Foundation
- Lee County Charitable Fund
- Hotel/Motel fund requests

Community Education and Outreach:

We have been creating a website as a way to organize the digitization of historic site records and buildings on the National Historic Registry. We have a Facebook page and will work to update it regularly with event info, "On This Day In History" information, and facts about historical buildings, landmarks, and sites in town. We will also have trainings and events for people at the library or in historic buildings themselves in regards to renovating historic properties, learning about older buildings and landmarks, etc.

Collaboration

Establish rapport with the community as preservation consultants for individuals and organizations looking to improve, restore, or renovate historic properties.

Government and External Departments:

- Main Street Keokuk, Inc.
- Keokuk Community School District- Field trips to historic sites and projects.
- American Legion- Veterans and war history, Keokuk National Cemetery, Oakland Cemetery.
- Keokuk Chamber of Commerce- Historic buildings and commemorative events that have business participation.
- Keokuk Tourism- Events, sites, buildings, war history, car racing and baseball history, Industrial history, abolition history, etc.
- Keokuk Economic Development and Southeast Iowa Economic Development- Interactive museums, job creations for docents, internet connectivity for projects, courses to improve tech literacy, grants to improve livability while preserving history, marketing etc.
- Lee County Conservation & Standing Bear Council- Indigenous sites with artifacts and natural history.
- Radio Keokuk- for ADA accessibility for Oakland Cemetery Podcast and limited YouTube Channel on Keokuk history.
- National Guard - armory explosion commemorative projects

Local Historic Collaboration:

- Fort Madison Historic Preservation Commission- County projects, learn from things they have already accomplished
- Keokuk History Center and North Lee County Historical Society- Collaborate to digitize documents and use them to enrich the history of buildings, inter-county projects, using documents to understand the historicity of events, landmarks, and buildings.
- Oakland Cemetery Initiative- Signage project in the cemetery and website archive for notable people buried there.
- Keokuk Association for Rights and Equality (KARE)- Work with Civil Rights, Civil War, and abolitionists in Keokuk.
- Grand Theatre Commission- Grand Theatre restoration work and improve its relevancy and accessibility to the community.
- Keokuk Union Depot Commission- Coordinate field trips, other museums, and events.

- Geo M. Verity Museum- Coordinate field trips, other museums, and events.
- Keokuk Hamilton-Dam Museum- Coordinate field trips, other museums, and events.
- Keokuk Cultural and Entertainment District- Include historic places as venues to host events.

Ongoing historic preservation projects

Property Inventory Research Continuation and Digitization:

Digitize records of homes and buildings in Keokuk that are on the National Historic Registry and the City's historic registry to make them searchable and accessible online. A training meeting and community update of the project is scheduled for February 28, 2026. Additional training session may be held toward the end of the project. We will coordinate with our Planning for Preservation consultant to present the results of the project when the reports and materials are completed.

Heritage Garden:

Assess the materials and components of the Bawden house in alignment with our historic architecture consultant. We will develop a plan for the material which aligns closer to the current goals of the Historic Preservation Commission. This project will be undergoing intensive revision this year. The city budget is prohibitive of local support so grants will be pursued for any future work. As information comes in from consultants and proposals we will determine which aspects of the original project are still feasible and which ones will need to be modified.

Stained Glass Window Tour:

We were met with incredible success during the 2025 tour and received encouragement to present another tour in the future. This may be in alignment with winter holidays as churches will be decorated and beautiful features will be on display.

Oakland Cemetery Initiative:

We will continue to record biographies for audio features on the website. We will also coordinate with professional preservation groups to offer a summer or fall restoration day. This will feature guidelines and best practices for cleaning grave stones as well as some actual repair work of damaged stones in the cemetery. It is part of a long term goal to place the cemetery on the National Register of Historic Places.

Armory:

In March or April, weather and recommendations depending, we will arrange for trees to be planted in memory of those who lost their lives as a result of the armory explosion in 1965.

Potential Future Projects

- Nominations to the National Register of Historic Places: We will explore potentially nominating some of the country schools, Oakland Cemetery, the Grand Theatre, and several Main Street buildings and churches to the NRHP.
- Continue work to create a historic district in Keokuk.
- Present a house tour of historic and architecturally interesting or important homes in Keokuk.
- Present a stained glass tour of local churches.
- Partner with Standing Bear Council to honor Indigenous people, how, and where they lived.
- Historic Transportation Survey - this will include research of various modes of transportation which helped develop Keokuk. Using the information, we intend to develop educational outposts at Victory Park for residents and tourists to learn about the dam, the Geo. M. Verity, and the Depot.