

AGENDA
CITY COUNCIL MEETING
April 2, 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 March 19, 2026;
 - Resolution setting a public hearing on the Fiscal Year 2026-2027 Annual Budget;
 - Resolution setting a revised public hearing date for the proposed contract documents (Plans, Specifications and Form of Contract), estimated cost for the improvement and award of contract for site demolition and contaminated soil removal at the former Elkem Site, Plat 1.
 - Resolution setting a revised public hearing date for the proposed contract documents (Plans, Specifications and Form of Contract), estimated cost for the improvement and award of contract for site demolition and contaminated soil removal at the former Elkem Site, Auditor's Parcel D.
 - Resolution setting a public hearing date for the Bel Air Street Reconstruction Project;
 - Resolution setting a public hearing date for the South 10th Street Mill & Overlay Project;
 - Resolution approving a Liquor License Premise Transfer for Columbian Room of Keokuk, Showboat Saturday Night, 2981 Plank Road – effective April 18-19, 2026;
 - Resolution approving a Liquor License for The Cellar, 29 S. 2nd Street, Class C Retail Alcohol License – effective April 22, 2026;
 - Motion to pay bills and transfers listed in Register No.'s 5532-5533;
7. Consider resolution authorizing Commercial Contracting Services (CCS) to clean the two Grit Channels at the Water Resource Recovery Facility.
8. Consider resolution approving the purchase of Boom Mower for Street Department.
9. Consider resolution approving reasonable competitive bidding procedures for the proposed sale of city -owned real estate located within the Twin Rivers Urban Renewal area Pursuant to Iowa Code 403.8.
10. Consider resolution removing construction deadline requirements for a Single-Family Dwelling at 604 Grand Avenue.
11. Council Liaison Reports:
12. Staff Reports:
13. New Business:
14. Adjourn Meeting.

**MINUTES
CITY COUNCIL MEETING
March 19, 2026
501 Main Street
5:30 P.M.**

The City Council of the City of Keokuk met in regular session on March 19, 2026, at 501 Main Street. Mayor Mark Smidt called the meeting to order at 5:30 p.m. There were eight council members present, none absent. Todd Marshall, Tyler Walker, Doug Matlick, Kathie Mahoney, Matt VanBerkum, Steve Andrews, Roger Bryant, and Michael Greenwald were present. Devon Dade was absent. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Community Development Director Pam Broomhall, Public Works Director Brian Carroll, Fire Chief Gabe Rose, and Assistant Police Chief Andrew Whitaker.

CITIZENS' REQUEST: Teresa Murray, President of the Keokuk Saddle Club, read a letter to the Council outlining plans to construct an accessory building on the property leased at Joyce Park. She requested preliminary approval to allow the Club to pursue grant funding for the project and stated she will work with Broomhall to bring a proposal and approving resolution forward to the Council in the coming weeks.

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

- Minutes of the Regular Council meeting of March 5, 2026;
- Cash Receipts & Treasurer's Report for February 2026;
- **RESOLUTION NO. 56-2026:** Approve submittal of FAA IJJA NO. 03-19-0050-028-2026 and FAA AIP NO. 03-19-0050-029-2026 Grant Application;
- **RESOLUTION NO. 57-2026:** Approving a Liquor License for Angelini's Pizza Inc., 1006 Main Street, Class C Retail Alcohol License – effective April 1, 2026;
- **RESOLUTION NO. 58-2026:** Approving a Liquor License for B.P.O. Elks, Keokuk Lodge #106, 2200 Lincoln Avenue, Class F Retail Alcohol License – effective April 1, 2026;
- **RESOLUTION NO. 59-2026:** Approving a Liquor License for Hy-Vee Fast and Fresh, 3001 Main Street, Class B Retail Alcohol License – effective May 6, 2026;
- Motion to pay bills and transfers listed in Register No.'s 5529-5531;

Mayor Smidt opened the public hearing at 5:40 p.m. on the Keokuk Municipal Airport Taxiway A & D Lighting Project. A public hearing notice was published in the Daily Gate City on March 12, 2026.

COMMENTS: Carroll gave overview and Ferneau added historical details.

There being no further comments or objections on the matter, Mayor Smidt closed the public hearing at 5:43 p.m.

Motion made by Greenwald, second by VanBerkum to approve the following proposed **RESOLUTION NO. 60-2026:** "A RESOLUTION APPROVING CONTRACT TO RECONSTRUCT TAXIWAY A & D LIGHTING AT THE KEOKUK MUNICIPAL AIRPORT." (8) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Matlick to approve the following proposed **RESOLUTION NO. 61-2026**: “A RESOLUTION APPROVING TASK ORDER #2 FOR ADMINISTRATION & CLOSEOUT OF TAXIWAY A & D LIGHTING PROJECT AT THE KEOKUK MUNICIPAL AIRPORT.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by VanBerkum to approve the following proposed **RESOLUTION NO. 62-2026**: “A RESOLUTION APPROVING FEE SCHEDULE INCREASE FOR THE RAND PARK PAVILION.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Walker to approve the following proposed **RESOLUTION NO. 63-2026**: “A RESOLUTION APPROVING THE REPAIR OF PORTION OF ALLEY BETWEEN 4TH & 5TH STREET AND MAIN AND BLONDEAU STREET.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Mahoney to approve the following proposed **RESOLUTION NO. 64-2026**: “A RESOLUTION ACCEPTING THE ANNUAL FINANCIAL AUDIT REPORT FOR FISCAL YEAR ENDING JUNE 30, 2025. (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 65-2026**: “A RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH EOCENE ENVIRONMENTAL GROUP FOR ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELD CLEANUP GRANT NUMBER 96722701.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by VanBerkum to approve the following proposed **RESOLUTION NO. 66-2026**: “A RESOLUTION APPROVING TERMINATION OF FRANCHISE FEE REBATE.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Matlick to approve the following proposed **RESOLUTION NO. 67-2026**: “A RESOLUTION RESCINDING RESOLUTION NO. 42-2026 DUE TO KEOKUK NEIGHBORHOOD INITIATIVE (KNI) DETERMINING NOT TO DEVELOP ON THE LOT, A PROCEDURAL ERROR, AND THE NEED TO COMPLY WITH APPLICABLE PUBLIC BIDDING REQUIREMENTS.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Greenwald to approve the following proposed **RESOLUTION NO. 68-2026**: “A RESOLUTION ACCEPTING DEMOLITION BID AND AUTHORIZING THE MAYOR TO SIGN DEMOLITION CONTRACT FOR 405 MORGAN STREET.” (8) AYES, (0) NAYS. Motion carried.

COUNCIL LIAISON: Greenwald reported on the Public Safety Committee meeting, noting that the primary topic of discussion was alternative methods for operating the Fire Department.

STAFF REPORTS: Broomhall reported on the Elkem Carbide site. Carroll informed the Council of upcoming Public Works Committee meeting discussions and an RFQ for the roof at the Public Safety Building. Ferneau informed the Council of an upcoming Finance Committee meeting and stated potential options would be on the horizon for the Southeast Iowa Development Center in the near future.

Motion made by VanBerkum, second by Bryant to adjourn the meeting at 6:30 p.m.



COUNCIL ACTION FORM

Date: April 16th, 2026

Presented By: Ferneau/ El Anfaoui

Subject: Set Public Hearing FY26-27 Budget Agenda Item: Consent Agenda #1

Description:

The FY 26-27 budget is complete. Prior to adoption of the final budget, the city is required to hold a public hearing. Staff recommends Thursday, April 16, 2026 at 5:30 PM.

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 SETTING PUBLIC HEARING ON THE FISCAL YEAR 2026-2027 ANNUAL BUDGET

WHEREAS, the City of Keokuk, Iowa has prepared the annual operating budget for Fiscal Year 2026-2027; and

WHEREAS, prior to approving said annual budget, a public hearing must be held to receive comments.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, a public hearing shall be held on Thursday, April 16, 2026, at 5:30 PM in the City Council Chambers, Keokuk City Hall, 501 Main St, Keokuk, Iowa.

BE IT FURTHER RESOLVED that the City clerk shall publish notice of said public hearing in a newspaper of general circulation.

PASSED, APPROVED, AND ADOPTED this 2nd day of April 2026.

Mayor– Mark Smidt

ATTEST:

City Clerk- Celeste El Anfaoui

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2026 - June 30, 2027

City of: KEOKUK

The City Council will conduct a public hearing on the proposed Budget at: Keokuk City Hall 501 Main Street Keokuk, IA 52632 Meeting Date: 4/16/2026 Meeting Time: 05:30 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property	19.68079
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The estimated tax levy rate per \$1000 valuation on Agricultural property is	3.00375
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At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(319) 524-2050

City Clerk/Finance Officer's NAME
Jim Ferneau

		Budget FY 2027	Re-estimated FY 2026	Actual FY 2025
Revenues & Other Financing Sources				
Taxes Levied on Property	1	5,679,571	7,355,000	7,126,980
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	5,679,571	7,355,000	7,126,980
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	1,877,726	1,620,000	1,569,643
Other City Taxes	6	4,271,847	4,418,880	4,247,215
Licenses & Permits	7	77,350	75,000	91,832
Use of Money and Property	8	295,050	327,020	748,233
Intergovernmental	9	8,023,559	6,133,900	2,358,980
Charges for Fees & Service	10	4,808,941	4,431,540	4,033,024
Special Assessments	11	0	0	0
Miscellaneous	12	1,485,300	1,610,190	2,199,011
Other Financing Sources	13	3,009,500	500	5,274,966
Transfers In	14	6,397,181	5,712,790	6,979,755
Total Revenues and Other Sources	15	35,926,025	31,684,820	34,629,639
Expenditures & Other Financing Uses				
Public Safety	16	6,168,099	6,857,000	8,888,672
Public Works	17	2,522,125	3,318,124	2,345,287
Health and Social Services	18	0	0	0
Culture and Recreation	19	1,611,120	3,105,000	1,886,045
Community and Economic Development	20	538,192	952,768	360,818
General Government	21	1,994,570	2,212,500	1,283,914
Debt Service	22	4,098,153	3,646,000	3,466,551
Capital Projects	23	10,194,500	4,000,000	3,939,228
Total Government Activities Expenditures	24	27,126,759	24,091,392	22,170,515
Business Type / Enterprises	25	4,648,494	5,090,000	5,032,170
Total ALL Expenditures	26	31,775,253	29,181,392	27,202,685
Transfers Out	27	6,397,181	5,712,790	6,979,755
Total ALL Expenditures/Transfers Out	28	38,172,434	34,894,182	34,182,440
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-2,246,409	-3,209,362	447,199
Beginning Fund Balance July 1	30	16,651,974	19,861,336	19,414,137
Ending Fund Balance June 30	31	14,405,565	16,651,974	19,861,336



COUNCIL ACTION FORM

Date: April 2, 2026

Presented By: Ferneau

Subject: Site Demo/soil removal at Elkem Site Agenda Item: Consent Agenda#2&3

Description:

Clean-up work at the former Elkem Site, our Brownfields project, is progressing. Removal of approximately 25 barrels on the property have been removed. Asbestos removal is complete. The next step in the cleanup process is the structural demolition and soil removal/replacement on the site. Work will occur on property associated with both of the first two grants, for Plat 1 as well as Auditor's Parcel D site. We are looking to reset a public hearing on the proposed work for the April 16, 2026 Council meeting, with site demolition and soil replacement anticipated to be completed by December 2026. The Resolutions under consideration will amend the date of the public hearings for the project for the April 16, 2026 Council meeting rather than the original April 2, 2026 date due to an amendment in the bidding schedule. The work to be performed is within the scope of work envisioned to be completed by the EPA grants awarded to the City, and expenses will be covered by the respective grants for each of the property sites. There are two separate resolutions for this project, recognizing that the work is divided between two separate grants for Plat 1 and Auditor's Parcel D respectively. Recommend approval of the Resolutions.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 304-750-6490 Title: Brownfield Capital Project

Amount Budgeted: 2,000,000

Actual Cost: _____

Under/Over: _____

Funding Sources:

EPA Grant Funding

Departments:

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

RESOLUTION NO. _____

A RESOLUTION SETTING A REVISED PUBLIC HEARING DATE FOR THE PROPOSED CONTRACT DOCUMENTS (PLANS, SPECIFICATIONS AND FORM OF CONTRACT), ESTIMATED COST FOR THE IMPROVMENT AND AWARD OF CONTRACT FOR SITE DEMOLITION AND CONTAMINATED SOIL REMOVAL AT THE FORMER ELKEM SITE, PLAT 1

WHEREAS, the City of Keokuk, Iowa was awarded an Environmental Protection Agency cleanup grant at the Former Elkem Site for Plat 1 (4B96705501); and

WHEREAS, part of the cleanup process for Plat 1 of the Former Elkem Site involves demolition activities and contaminated soil removal and disposal; and

WHEREAS, a public hearing must be held prior to award of the contract on the proposed plans, specifications, form of contract, and estimate of cost to perform demolition activities and contaminated soil removal on Plat 1; and

WHEREAS, the City Council of the City of Keokuk, Iowa has heretofore scheduled a public hearing for the demolition activities and contaminated soil removal and disposal at the former Elkem Site for Plat 1 (“Project”) for April 2, 2026; and

WHEREAS, the date sequence involved in receiving and opening bids has been extended necessitating holding the Public Hearing at a later date than was previously scheduled.

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

Section 1. A public hearing shall be held on April 16, 2026, at 5:30 PM at City Hall, 501 Main Street, Keokuk, Iowa.

Section 2. The City Clerk is hereby authorized and directed to publish notice of said public hearing on the contract documents for the project in a newspaper of general circulation in the city, which publication shall be made at least once, not less than four (4) and not more than twenty (20) days prior to the date of the said hearing.

Section 3. The City Clerk is hereby directed to give notice of the revised bid letting dates for the project by posting notice in each of the following places: (i) on the City of Keokuk website; (ii) Iowa League of Cities Classified website; (iii) in any relevant contractor plan room services or construction lead generating service websites with statewide circulation.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED, APPROVED, AND ADOPTED this 2nd day of April 2026.

Mayor – Mark Smidt

ATTEST: _____
City Clerk, Celeste Anfaoui

RESOLUTION NO. _____

A RESOLUTION SETTING A REVISED PUBLIC HEARING DATE FOR THE PROPOSED CONTRACT DOCUMENTS (PLANS, SPECIFICATIONS AND FORM OF CONTRACT), ESTIMATED COST FOR THE IMPROVMENT AND AWARD OF CONTRACT FOR SITE DEMOLITION AND CONTAMINATED SOIL REMOVAL AT THE FORMER ELKEM SITE, AUDITOR’S PARCEL D

WHEREAS, the City of Keokuk, Iowa was awarded an Environmental Protection Agency cleanup grant at the Former Elkem Site for Auditor’s Parcel D (4B96716601); and

WHEREAS, part of the cleanup process for Auditor’s Parcel D of the Former Elkem Site involves demolition activities and contaminated soil removal and disposal; and

WHEREAS, a public hearing must be held prior to award of the contract on the proposed plans, specifications, form of contract, and estimate of cost to perform demolition activities and contaminated soil removal on Auditor’s Parcel D; and

WHEREAS, the City Council of the City of Keokuk, Iowa has heretofore scheduled a public hearing for the demolition activities and contaminated soil removal and disposal at the former Elkem Site for Auditor’s Parcel D (“Project”) for April 2, 2026; and

WHEREAS, the date sequence involved in receiving and opening bids has been extended necessitating holding the Public Hearing at a later date than was previously scheduled.

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

Section 1. A public hearing shall be held on April 16, 2026, at 5:30 PM at City Hall, 501 Main Street, Keokuk, Iowa.

Section 2. The City Clerk is hereby authorized and directed to publish notice of said public hearing on the contract documents for the project in a newspaper of general circulation in the city, which publication shall be made at least once, not less than four (4) and not more than twenty (20) days prior to the date of the said hearing.

Section 3. The City Clerk is hereby directed to give notice of the revised bid letting dates for the project by posting notice in each of the following places: (i) on the City of Keokuk website; (ii) Iowa League of Cities Classified website; (iii) in any relevant contractor plan room services or construction lead generating service websites with statewide circulation.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED, APPROVED, AND ADOPTED this 2nd day of April 2026.

Mayor – Mark Smidt

ATTEST: _____
City Clerk, Celeste Anfaoui



COUNCIL ACTION FORM

Date: April 2, 2026

Presented By: B. Carroll, PWD

Subject: Bel Air Reconstruction Agenda Item: Consent Agenda #4

Description:

Plans and specifications for the Bel Air Reconstruction Project are complete. The reconstruction will consist of Bel Air Street and Park Lane from North 17th Street to Bel-Air Street including replacement of sanitary sewer along Bel-Air and select storm intakes. I would therefore recommend that Thursday, April 16, 2026, at 5:30 p.m. be set as the date and time for a public hearing on the proposed plans, specifications, form of contract and estimate of cost and award of contract for the Bel Air Reconstruction Project. I would further recommend that Tuesday, April 28, 2026 at 2:30 p.m. be set as the date and time for receipt of bids for said project and that Thursday, May 7, 2026 at 5:30 p.m. be set as the date and time for the award of contract.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 301-755-6761 Title: Street Projects - \$5 million

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Capital Street Projects

Departments:

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

RESOLUTION NO.

**A RESOLUTION SETTING A PUBLIC HEARING DATE
FOR THE BEL AIR STREET RECONSTRUCTION PROJECT**

WHEREAS that plans and specifications for the Bel Air Street Reconstruction Project have been completed by Bolton & Menk, Inc., of Cedar Rapids, Iowa; and
WHEREAS the project will consist of reconstruction of Bel Air Street and Park Lane from North 17th Street to Bel Air including replacement of sanitary sewer along Bel Air and select storm intakes; and

WHEREAS that Thursday, April 16, 2026, at 5:30 p.m. be set as the date and time for a public hearing on the proposed plans, specifications, form of contract and estimate of cost and award of contract; and

WHEREAS that Tuesday, April 28, 2026, at 2:30 p.m. be set as the date and time for the receipt of bids for said project; and

WHEREAS that Thursday, May 7, 2026, at 5:30 p.m. be set as the date and time for the award of contract.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that dates and times be set for the public hearing, receipt of bids and award of contract for the Bel Air Street Reconstruction project.

Passed this 2nd day of April 2026

Mayor – Mark Smidt

Attest – Celeste El Anfaoui



COUNCIL ACTION FORM

Date: April 2, 2026

Presented By: B. Carroll, PWD

Subject: South 10th Street Mill & Overlay Agenda Item: Consent Agenda #5

Description:

Plans and specifications for the South 10th Street Mill & Overlay Project are complete. The project will consist of South 10th Street between Timea Street and Main Street including ADA sidewalk replacement, full depth patching, and curb replacement. I would therefore recommend that Thursday, April 16, 2026, at 5:30 p.m. be set as the date and time for a public hearing on the proposed plans, specifications, form of contract and estimate of cost and award of contract for the South 10th Street Mill & Overlay Project. I would further recommend that Tuesday, April 28, 2026 at 2:00 p.m. be set as the date and time for receipt of bids for said project, and that Thursday, May 7, 2026 at 5:30 p.m. be set as the date and time for the award of contract.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 301-755-6761 Title: Street Projects - \$5 million

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Capital Street Projects

Departments:

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

**RESOLUTION NO.
A RESOLUTION SETTING A PUBLIC HEARING DATE
FOR THE SOUTH 10TH STREET MILL & OVERLAY PROJECT**

WHEREAS that plans and specifications for the South 10TH Street Mill & Overlay Project have been completed by Bolton & Menk, Inc., of Cedar Rapids, Iowa; and

WHEREAS that the mill and overlay project consists of South 10th Street between Timea Street and Main Street including ADA sidewalk replacement, full depth patching, and curb replacement; and

WHEREAS that Thursday, April 16, 2026, at 5:30 p.m. be set as the date and time for a public hearing on the proposed plans, specifications, form of contract and estimate of cost and award of contract; and

WHEREAS that Tuesday, April 28, 2026, at 2:00 p.m. be set as the date and time for the receipt of bids for said project; and

WHEREAS that Thursday, May 7, 2026, at 5:30 p.m. be set as the date and time for the award or contract.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that dates and times be set for the public hearing, receipt of bids and award of contract for the South 10th Street Mill & Overlay Project.

Passed this 2nd day of April 2026

Mayor – Mark Smidt

Attest – Celeste El Anfaoui

RESOLUTION NO.

**A RESOLUTION APPROVING A CLASS C RETAIL ALCOHOL LICENSE
TEMPORARY PREMISE TRANSFER FOR COLUMBIAN ROOM OF KEOKUK
FOR SHOWBOAT SATURDAY NIGHT APRIL 18-19, 2026**

WHEREAS, Application has been made by Columbian Room of Keokuk for a Class C Retail Alcohol License for Columbian Room, 11 N. 6th 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, Columbian Room of Keokuk has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Retail Alcohol License for Columbian Room of Keokuk Temporary Premise Transfer, Keokuk Catholic School, 2981 Plank Road for Showboat Saturday Night, effective April 18-19, 2026, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 2ND day of April 2026.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
Mark Smidt, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

RESOLUTION NO.

A RESOLUTION APPROVING A CLASS C RETAIL ALCOHOL LICENSE FOR THE CELLAR

WHEREAS, Application has been made by The Cellar Bar & Restaurant LLC for a Class C Retail Alcohol License with Outdoor Service for The Cellar, 29 S. 2nd 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, The Cellar Bar & Restaurant LLC has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Retail Alcohol License with Outdoor Service for The Cellar, 29 S. 2nd Street, effective April 22, 2026, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 2nd day of April 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 APRIL 2, 2026.

REGISTER NO. 5532

AMI PIPE & SUPPLY	PARTS/SUPPLIES WWTP	\$ 2,820.00
OFFICE OF AUDITOR OF STATE	ANNUAL FILING FEE FY END063025	\$ 625.00
BEARING HEADQUARTERS CO.	PARTS/SUPPLIES	\$ 31.12
JIM BAIER, INC	PARTS	\$ 90.38
RIVER CITY PARTS, INC.	PARTS	\$ 16.20
KERR FABRICATORS, INC.	FAB WORK SEWER DEPT.	\$ 74.50
SHERWIN-WILLIAMS CO.	SUPPLIES/PAINT PARKS DEPT.	\$ 154.79
S. J. SMITH WELDING SUPPLY	SUPPLIES SANITATION DEPT.	\$ 83.25
IDEAL READY MIX COMPANY, INC	CONCRETE 3RD DES MOINES	\$ 2,514.00
MICROBAC LABORATORIES, INC	WPC TEST SAMPLES	\$ 3,625.00
ALLIANT	SERVICE	\$ 5,125.39
THE CARDBOARD BOX	UPS CHARGES WWTP	\$ 17.29
CENTURY LINK	SERVICE	\$ 276.83
GREAT RIVER REGIONAL WASTE	SERVICE	\$ 9,344.48
SAFETY-KLEEN	CLEAN REFILL TANKS	\$ 235.70
TRUCK REPAIR, INC	PARTS SANITATION DEPT.	\$ 157.28
IOWA DEPT. OF PUBLIC SAFETY	FY26 3RD QTR JAN-MARCH 2026KPD	\$ 376.50
SHOEMAKER & HAALAND	PROFESSIONAL SERVICES	\$ 147.46
VAN METER INDUSTRIAL	3RD DES MOINES 1ST FLUSH STUDY	\$ 324.48
GENERAL TRAFFIC CONTROLS, INC.	TRAFFIC LIGHT EQUIPMENT	\$ 726.00
DOWNEY'S FIRE EQUIPMENT	EXTINGUISHERS SERVICE KFD	\$ 80.00
TRI STATE WINDOW & POOL, INC	CHLORINE SHOCK LIQ.CASE 4GAL	\$ 240.00
NORTH CENTRAL LABORATORIES	LAB SUPPLIES WWTP	\$ 379.07
YOUNGGREN SHOES	SAFETY BOOTS M.CLARK SEWER DPT	\$ 200.00
KNAPHEIDE TRUCK EQ CENTER	AUGER MOTOR/FREIGHT BRIDGE DPT	\$ 180.46
LEE COUNTY AUDITOR	KEO.PORTION FLIGHT 1YR 2PICTOM	\$ 3,547.15
FARM AND HOME PUBLISHERS	KEOKUK PUBLIC LIBRARY	\$ 90.70
INGRAM LIBRARY SERVICES	BOOKS KEOKUK PUBLIC LIBRARY	\$ 37.49
RON SYMMONDS	TOOL ALLOWANCE FY2025-2026	\$ 214.00
FERGUSON ENTERPRISES LLC #1657	CREDIT ON ACCOUNT	\$ (470.20)
KEOKUK FARM & HOME SUPPLY	SUPPLIES	\$ 971.72
PETROLEUM MARKETERS MANAGEMENT	INSURANCE AIRPORT FUEL TANKS	\$ 2,817.00
THE DES MOINES REGISTER	SUBSCRIPTION KEOKUK PUBLIC LIBRARY	\$ 349.38
STANLEY CONSULTANTS INC.	PROFESSIONAL SERVICES WPC	\$ 35,739.76
MEDIACOM	SERVICE	\$ 834.41
HILL'S PET NUTRITION SALES,INC	ANIMAL CONTROL SUPPLIES	\$ 23.16
STACEY J. HAWKINS	TREE WORK @ 407 TIMEA STREET	\$ 1,200.00
MIDWEST SAFETY COUNSELORS, INC	PARTS/SUPPLIES/SHIPPING WWTP	\$ 22,875.13
LEE COUNTY TREASURER	4 LIENS NUISANCE HOUS ABATEMNT	\$ 20.00
BRITE-WAY WINDOW SERVICE	WINDOW CLEANING AT LIBRARY	\$ 90.00

REGISTER NO. 5533

CARD SERVICES	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 37.39
MACQUEEN EQUIPMENT, INC.	ST.CLEANER PARTS/SHIPPING	\$ 5,783.63
ARMSTRONG SYSTEMS & CONSULTING	SERVICE MAY 2026-2027	\$ 320.00
WEST CENTRAL FS INC.	BULK FUEL	\$ 23,644.97
BESTDRIVE PALMYRA	SERVICE SANITATION DEPT.	\$ 2,039.65
RNJ'S DISTRIBUTION INC.	WATER + FUEL SURCHARGE	\$ 49.00
LIBERTY UTILITY IOWA	SERVICE	\$ 15,775.04
BANNER FIRE EQUIPMENT, INC.	2025 E-ONE PUMPER FIRE TRUCK	\$ 92,611.68
INTERSTATE BILLING SERVICE,INC	PARTS	\$ 1,868.66
LYNCH DALLAS, PC.	PROFESSIONAL SERVICES	\$ 515.50
ARMSTRONG TRACTOR LLC	TRACTOR/MOWER STREET DEPT.	\$ 136,526.00
IOWA COMMUNITIES ASSURANCE	INSURANCE	\$ 480,509.00
TSS	SERVICE	\$ 80.00
GPM ENVIRONMENTAL SOLUTIONS	PARTS/FREIGHT WWTP	\$ 3,009.17
MIDWEST VETERINARY SUPPLY, INC	KEOKUK ANIMAL SERVICES SUPPLY	\$ 235.76
PROQUEST	KEOKUK PUBLIC LIBRARY	\$ 1,617.61
KEOKUK MILLS, LLC	FRANCHISE FEE REBATE 7/25-1/26	\$ 9,829.14
ICONNECTYOU	SERVICE	\$ 404.36
ANDERSON, LARKIN & CO, PC	FINAL AUDIT BILL JUNE 30,2025	\$ 12,500.00
KUCKELMAN LAW OFFICE, P.C. AND	SERVICE	\$ 600.00
RICOH USA, INC.	KEOKUK PUBLIC LIBRARY	\$ 246.00
SHELTERED REALITY, INC	LIBRARY PERFORMANCE JUNE11,26	\$ 275.00
STEVEN R LONG	CITY HALL JANITORIAL SERVICE	\$ 600.00
PET WASTE ELIMINATOR	HEADER BAGS/CARDS DOG PARK	\$ 96.30
ROBERT MCDOWELL	EQUIPT.MAINT/SNOW REMOVAL AIRPORT	\$ 495.00
WALZ LABEL AND MAILING SYSTEMS	EZ CONFIRM ENVELOPES	\$ 105.07
SHARED IT INC	IT SERVICES KEOKUK FIRE DEPT.	\$ 47.50
BENJAMIN SPARROW	GRAND THEATER JANITORIAL	\$ 325.00
ACCESS SYSTEMS LEASING	SERVICE KEOKUK PUBLIC LIBRARY	\$ 182.35
CENGAGE LEARNING INC./GALE	KEOKUK PUBLIC LIBRARY	\$ 277.21
BOLTON & MENK, INC.	PROFESSIONAL SERVICES	\$ 64,672.50
TEST INC.	WPC BIOSOLIDS	\$ 490.00
MICHELLE MORTIMER	GRAND THEATRE MANAGER FEE	\$ 400.00
POINTE COMMERCIAL	SERVICE KEOKUK PUBLIC LIBRARY	\$ 14.90
VIKING AGGREGATES, INC.	FILL SAND SNOW REMOVAL	\$ 557.04
ACCESS SYSTEMS LEASING	SERVICE KEOKUK POLICE DEPT.	\$ 273.71
INNOCORP LTD	SUPPLIES/SHIPPING POLICE DEPT.	\$ 194.00
		\$ 953,393.02



COUNCIL ACTION FORM

Date: 4/2/2026

Presented By: Tom Wills

Subject: Cleaning of two grit channels Agenda Item: 7

Description:

The WRRF's two grit channels have become inoperable due excessive accumulation to grit and lime. This buildup is impairing the facility's ability to properly remove grit from the influent flow, which can lead to failure of downstream equipment and reduced treatment efficiency. The City obtained two bids for cleaning services One bid was from Commercial Contracting Services for \$15,000 the other bid was from Ziegler Industries for \$15,948.00

Therefore is it recommended that council award the cleaning of the two grit channels to the low bidder Commercial Contracting Services for \$15,000

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 610-815-6507 Title: Plant Operations

Amount Budgeted: _____

Actual Cost: 15000

Under/Over: _____

Funding Sources:

Departments:

Water Resource Recovery Facility

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

RESOLUTION NO.

A RESOLUTION AUTHORIZING COMMERCIAL CONTRACTING SERVICES (CCS) TO CLEAN THE TWO GRIT CHANNELS AT THE WATER RESOURCE RECOVERY FACILITY

WHEREAS, The City Of Keokuk owns the and operates a Water Resource Recovery Facility (WRRF) that Requires routine maintenance to ensure proper and efficient operation; and

WHEREAS, the grit channels at the WRRF have accumulated material that must be removed to maintain treatment efficiency, protect equipment, and maintain compliance; and

WHEREAS, the cleaning of grit channels requires specialized equipment and services; and

WHEREAS, the city solicited quotes for cleaning of two grit channels at the WRRF and received two bids; and

WHEREAS, the bids were reviewed and evaluated based on cost, qualifications, and ability to perform the work; and

WHEREAS, CCS submitted the lowest responsive and responsible bid in the amount of \$15,000, and is recommended

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

1. That the city council hereby approves the award of the contract to CCS for the cleaning of two grit channels at the Water Resource Recovery Facility.
2. That the total cost of said services shall not exceed \$15000 and funding shall be paid from the appropriate wastewater operating budget
3. That the Mayor and City Clerk are hereby authorized and directed to execute any and all documents necessary to carry out the intent of the resolution.

PASSED, APPROVED, AND ADOPTED the 2nd day of April 2026

Mark Smidt, Mayor

Attest – Celeste El Anfaoui, City Clerk



Commercial Contracting Services

300 Main Street | ste 200 | Keokuk, Iowa 52632
319-313-9226 | Kevin@ccskeokuk.com | www.ccskeokuk.com

RECIPIENT:

Ryan Bell

1000 Mississippi Drive
Keokuk, Iowa 52632

Quote #55459

Sent on Mar 10, 2026

Total \$7,500.00

Product/Service	Description	Total
Labor	Clean and suck out Grit Basin at Keokuk WWTP - City of Keokuk to provide utilities including Water and Electricity - CCS will Vacuum Excavate contents of the Grinder Pit -Waste to be Discharged in Dewatering Box's and Disposed by others - Price is per Side, x 2 if doing Both All labor material and equipment are included	\$7,500.00

Total \$7,500.00

Any additional work or materials No warranties are expressed or implied apart from those supplied by the manufacturer. Payment in full to be due within 15 days of the final invoice. Cash, check, or credit card payments are accepted. Credit card payments are subject to a service fee of 3.25%. Past due accounts will be subject to service charge of 2% per month, 24% per year. CCS reserves the right to lien any real property that has been improved for failure to pay.



2600 Kindustry Park Road, Keokuk IA 52632
319-526-0210 • Toll Free: 800-42BLAST • Fax: 319-526-0216
www.ziegler-industries.com • service@ziegler-industries.com
www.ziegler-industries.com • service@z

PROPOSAL AND CONTRACT

Keokuk Water Pollution Control Plant
Attn: Tom Wills

March 17th, 2026
Quote: 2-51275-26

The premium safety and quality of Ziegler Industries on all projects will ensure this project is done in a safe and timely manner.

We are pleased to offer this proposal for all labor, material, and equipment necessary to complete all work involving vacuuming out two waste pits at the Water Pollution Control Plant in Keokuk. The two pits as described to project foreman Chad Hackenberg Sr are included.

The amount of waste in the pits are of mid-March 2026 is a consideration in this price. This proposal must be accepted within 15 days for this price to apply.

Total Price: \$15,948.00

Waste disposal is not included. This is priced as if all materials removed from the pits may be disposed of on site.

This quote is figured as if the tanks may be accessed up to 12 hours per day, 5 days per week.

We appreciate the opportunity to quote this project. If you have any questions, please feel free to call anytime.

Representative's printed name and title

By: Ryan Derr

Sign and return a copy to **Ziegler Industries, Inc.**

Title: Estimator

By accepting this proposal you agree that the following are an integral part of this contract and are made a part hereof by this reference and are fully binding on all parties hereto. This proposal must be accepted within 15 days of the date hereof to become a valid contract.

THIS CONTRACT IS SUBJECT TO THE CONDITIONS ON PAGE 2

INDEMNIFICATION: The Owner shall indemnify and hold harmless the Contractor, his subcontractors, suppliers, his employees and his agents from and against all claims, damages, losses and expenses arising out of or resulting from activities, facilities, or equipment of the Owner or his other contractors or of his or their suppliers, employees or agents provided that any such claim, damage, loss, or expense (a) attributes to bodily injury, sickness, disease or death or to injury to or destruction of property including the loss of the use resulting therefrom and (b) is caused in whole or in part by any negligent act or omission of the Owner or his other contractors or of his or their suppliers, employees, or agents. The Owner shall be responsible for and pay any attorney fees or other costs the contractor has for the enforcement of any term or condition of this contract by the Contractor or any assignee thereto.

ACCESS AND PERMITS: The Owner shall secure and pay for any and all easements, zoning permits, environmental statements and permits, permit fees and access rights necessary for performance of the work under this Agreement, and any and all other assessments and charges required for the construction, alternation, use and occupancy of the facilities; special utility connection permits and all other necessary approvals required by law or regulation before commencement of construction. Written permission must be provided to the Contractor. The Owner shall furnish, at no cost to the Contractor, appropriate space on the premises upon which to store materials and equipment and to supply all necessary utilities or other supplies as noted on the face of this contract.

WORK CHANGES: Any expense borne by the Contractor in connection with repairs to or replacement of any part of the Contractor's work, due to damage thereto caused by the failure, repair or replacement of the work of others shall be added to the amount of this contract and be considered a part thereof whether or not authorized by the Owner. Any alteration or deviation from specifications referenced in this contract and which involve extra cost of materials or labor will become an extra charge over the sum agreed to in this contract. No additions or deductions proposed by the Owner after acceptance of this contract shall be binding upon the Contractor without approval by the Contractor. The Contractor will not proceed without having a written change order executed by the Owner detailing specific additional costs or a written change order is issued by the Owner to the satisfaction of the Contractor. Any changes to the schedule of work caused or requested by the Owner or any other contractors or subcontractors will result in extra charges to cover any material, labor, or other costs of the Contractor whether or not agreed upon by the Owner.

UNFORESEEN CONDITIONS: The Contractor shall be reimbursed for additional costs, including overhead and profit caused by changes ordered in the work or made necessary by unforeseen conditions, including but not limited to strikes, boycotts, labor disputes, fire, delays in transportation, acts by public utilities or public bodies, inspectors, adverse weather conditions, unavoidable casualties, catastrophes, war, civil disturbances, unacceptable substitutes, acts of God, or other causes beyond the Contractor's control. The Owner warrants the cement substrate to be sound. If blasting removes sufficient cement so as to require a skim coat and/or extra material, the Owner agrees to reimburse the Contractor for all costs of the same including labor and materials. Appropriate adjustments in the Agreement price and profit thereon shall also be made to compensate the Contractor for the Contractor's additional cost and overhead occasioned by any delays and extensions referenced in this paragraph.

WARRANTY LIMITATIONS: Unless otherwise agreed by both parties in writing, the Contractor warrants the work against defects and workmanship for a period of one (1) year from the date of completion of such work. The Contractor's liability for work completed shall be solely limited to replacement and/or removal of the Contractor's supplied material only. This shall be the Owner's sole remedy. This replacement and/or removal of the Contractor's supplied material as the sole remedy for enforcement of the same, is conditioned upon the Owner delivering to the Contractor, by certified mail, a notice of claim of breach of such warranty within thirty (30) days of the first discovery of such condition. The notice must contain information as to the specifics of the claimed breach of warranty hereunder, the date of discovery and the individual or individuals that discovered the same on that date.

THIS WARRANTY CONSTITUTES THE SOLE AND EXCLUSIVE WARRANTY OR GUARANTY MADE BY THE CONTRACTOR AND THERE ARE NO OTHER WARRANTIES, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTY OF MERCHANTABILITY AND WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE AND ALL SUCH WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED BY THE PARTIES. THIS WARRANTY CONSTITUTES THE OWNER'S EXCLUSIVE REMEDY AGAINST CONTRACTOR, INCLUDING THE ALLEGED NEGLIGENCE OF CONTRACTOR AND CONTRACTOR SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING LIQUIDATED, DELAY DAMAGES, LOSS OF PROFITS, COSTS OF PRODUCTION OR ANY OTHER DAMAGES.

HAZARDOUS MATERIALS: If the Contractor encounters lead-based paint or any other hazardous material on the job site and the Contractor had received no prenotification, the Owner shall be responsible for all testing, removal, disposal or other action required. The Contractor shall stop work immediately, the Owner shall hold the Contractor harmless, and all costs incurred by the Contractor, including overhead and profit loss, shall be reimbursed by Owner.

COST OF COLLECTION: The Contractor retains the right to file and enforce mechanic's liens or otherwise take court action to enforce required payments under the contract. If it is necessary for the Contractor to employ an attorney, the Owner will pay all court costs and reasonable attorney fees of the Contractor.

PAYMENT TERMS: Contractor shall be entitled to recover its costs of collection of any sums not paid when due, including reasonable attorneys' fees, whether or not suit is filed. Payments for additional work or changes shall be made under the same terms and conditions stated herein with respect to the agreement sum. Payment terms are Net 30 days from the date of invoice. Overdue payments will be charged interest at 1 1/2 % per month or the maximum legally permissible rate, whichever is less.

Owner agrees that during the term of his, her or its engagement with Contractor and for a period of five (5) years after termination of the last engagement with Contractor, whether full-time or part-time, Owner will not (a) solicit any employee or other contractor of Contractor to terminate or negatively alter his, her or its relationship with Contractor or (b) solicit any client or customer of Contractor (other than on behalf of Contractor) with whom Owner worked or performed services for during the term of his or its engagement with Contractor or (c) solicit any client, customer, supplier, vendor, consultant or independent contractor of Contractor to terminate or negatively alter his, her or its relationship with Contractor.



COUNCIL ACTION FORM

Date: April 2, 2026

Presented By: Brian Carroll, PWD

Subject: Street Department Boom Mower Agenda Item: 8

Description:

In FY26, the City of Keokuk bonded for certain equipment purchases for the Street Department, which included a new tractor with a rear-mounted boom mower. This equipment was ordered in July 2025 and has now been completed and is ready for delivery.

The new tractor will replace an existing 1980s-era tractor for which replacement parts are no longer available. Staff recommends that the City Council approve payment to Armstrong Tractor in the amount of \$136,526 for the purchase of this equipment for the Street Department.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 110-211-6710 Title: CAP EQUIPMENT-RUT

Amount Budgeted: \$327,328

Actual Cost: \$136,526

Under/Over: _____

Funding Sources:

Departments:

Street Department

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

RESOLUTION NO.

**A RESOLUTION APPROVING THE PURCHASE OF
BOOM MOWER FOR STREET DEPARTMENT**

WHEREAS the City of Keokuk bonded for certain equipment purchases for the street department which included a new tractor with rear mounted boom mower; and

WHEREAS the new tractor will replace an existing 1980's era tractor for which replacement parts are no longer available; and

WHEREAS the equipment was ordered in July of 2025 and is now ready for delivery; and

WHEREAS staff recommends the council approve payment to Armstrong Tractor in the amount of \$136,526 to complete the purchase agreement.

NOW THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that the City Council approve payment to Armstrong Tractor in the amount of \$136,526 for the purchase of a tractor with a rear mounted boom mower, which was previously bonded for.

Passed this 2nd day of April 2026.

Mayor – Mark Smidt

Attest – Celeste El Anfaoui

I N V O I C E

ARMSTRONG TRACTOR LLC
 1937 HIGHWAY 218
 DONNELLSON, IA 52625 USA
 Phone #: (319)835-9830
 Fax #: (319)835-9802

PHONE #: (319)524-2060 Ext: office
 CELL #: (319)796-7541 Tom
 FAX #:
 P.O.#:
 TERMS: Net 30
 SALES ORDER#: 71073
 SALES TYPE: Sales
 CP: 2
 SALES REP: 2

DATE: 3/20/2026 7:07:47 PM
 INVOICE #: 139374
 CUSTOMER#: 8426
 LOCATION: 1

8426

CITY OF KEOKUK- STREET DEPT.
 501 Main St.
 KEOKUK, IA 52632 US

8426

CITY OF KEOKUK- STREET DEPT.
 501 Main St.
 KEOKUK, IA 52632 US

QTY	DESCRIPTION	UNIT	PRICE	TOTAL
1	115hp Utility Tractor Power Shuttle Cab w/ Air Ride Seat		\$83,500.00	\$83,500.00
S/N: R00CA0104				
**** 2	Discount, City or Government	1	0	-\$8,810.00 (\$8,610.00)
**** 8	FREIGHT, Inbound for Tractor	1	0	\$1,000.00 \$1,000.00
KIOT HXA103	BEACON LAMP WIRING KIT	1	0	\$60.00 \$60.00
KIOT HXA107	Front Fender Kit	1	0	\$700.00 \$700.00
KIOT HXA108	New Style HX Series Front Weight Kit w/ Mounting Bracket 11	1	0	\$2,250.00 \$2,250.00
**** 8	FREIGHT, Inbound for front weights	1	0	\$580.00 \$580.00
NRTH 3157K-1	Bolt-on Wheel Weights, 102Lbs. ea.	6	0	\$125.00 \$750.00
NRTH HW411C3	Wheel Weight Mount Kit	2	0	\$28.00 \$56.00
**** 8	FREIGHT, Inbound for Rear Wheel Weights	1	0	\$175.00 \$175.00
BH RMB1880F	BUSH HOG FORWARD REACH REAR-MOUNTED BOOM MOWER	1	0	\$51,500.00 \$51,500.00
S/N: RMB1880-M2686080				
**** 8	FREIGHT, Inbound from Bush Hog for all items	1	0	\$1,500.00 \$1,500.00
BH 50081486	BUSH HOG 120 45" HEAD, OMEGA FLAIL	1	0	\$11,500.00 \$11,500.00
S/N: M2270805				
BH 22073.23	BH EVOLUTION REMOTE CONTROL MOUNT	1	0	\$290.00 \$290.00
**** 2	Discount, City or Government	1	0	-\$9,500.00 (\$9,500.00)
MISC UTF-BULK	Universal Tractor Fluid - Per Gallon	50	0	\$15.50 \$775.00

PRICES SUBJECT TO CHANGE WITHOUT NOTICE
 NO RETURN ON ELECTRICAL PARTS
 30% RESTOCKING FEE ON SPECIAL ORDERS PLUS FREIGHT
 ALL RETURNS MUST HAVE RECEIPT

EFFECTIVE JAN. 1, 2026 THERE WILL BE A \$2.00 STATEMENT CHARGE FOR ALL STATEMENTS THAT ARE MAILED OUT.

THANK YOU FOR YOUR BUSINESS!

SUBTOTAL:	\$136,526.00
TAX:	\$0.00
INVOICE TOTAL:	\$136,526.00
AMOUNT DUE:	\$136,526.00



COUNCIL ACTION FORM

Date: March 31, 2026

Presented By: Broomhall

Subject: Set time for receipt of bids for sale of city properties. Agenda Item: 9

Description:

The City owns multiple parcels of real estate that located within the Twin Rivers Urban Renewal Area. These parcels consist primarily of vacant lots, along with a limited number of structures identified for rehabilitation or demolition.

Because the properties are within a urban renewal area a 30-day period is required for the submission of bids. Once the City identifies a specific bid that it would like to accept the Council must provide notice of the City's intent to accept that offer and the City must wait 30 days after this notice to formally accept the offer by signing a purchase agreement.

Staff will post the list in the newspaper as well as the City's website and will send neighboring property owners notice.

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: _____

CITY OF KEOKUK, IOWA
RESOLUTION NO. _____

A RESOLUTION APPROVING REASONABLE COMPETITIVE BIDDING PROCEDURES FOR THE PROPOSED SALE OF CITY-OWNED REAL ESTATE LOCATED WITHIN THE TWIN RIVERS URBAN RENEWAL AREA PURSUANT TO IOWA CODE § 403.8

WHEREAS, the City of Keokuk, Iowa, is the owner of certain real property legally described as follows:

30 S 12 th (vacant lot)	ORIGINAL CITY FR35' OF 12 & E1/2 OF 11 BLK 186
26 S 12 th (vacant lot)	ORIGINAL CITY FR35' OF 12 & E1/2 OF 11 BLK 186
405 Morgan (vacant lot)	ORIGINAL CITY Lot 11 & W10' of 12 Block 41
1108 Franklin (vacant lot)	ORIGINAL CITY 2 BLK 163
1012 Blondeau (vacant lot)	ORIGINAL CITY R50' OF 4-6 BLK 155
727 Morgan (vacant lot)	ORIGINAL CITY LOT 7, 8 & W23' OF 9 BLK 102
Lot in the 800 block of S. 10th (vacant lot)	ORIGINAL CITY FR36' OF 9-12 & OF SE'LY 40' OF 8 BLK 147
Lot in the 800 block of S. 10th (vacant lot)	ORIGINAL CITY R104' OF 9,10 & R104' OF E40' OF 8 BLK 147
820 S. 10th (vacant lot)	ORIGINAL CITY R104' OF 11 & 12 BLK 147
517 S 7 TH (vacant lot)	9 ORIGINAL CITY R50' OF 7-8 BLK 88
120 S 7 TH (vacant lot)	ORIGINAL CITY 3.7'X35.12' IN SE PT OF LOT BLK 108
116 N 7 TH (vacant lot)	ORIGINAL CITY R1/3 OF 1-3 BLK 105
1912 Timea (single family rehabilitate or demolition)	Kilbourne lot 3, Block 50
1908 Timea (rehabilitation)	KILB 2 BLK 50
1119 S 14 th (demolition)	ML 5-6 BLK 93
601 BLONDEAU (vacant lot)	ORIGINAL CITY 11 & 12 BLK 95
118 N 6 TH (vacant lot)	ORIGINAL CITY R48 1/2' OF 1 BLK 95
602 Concert (vacant lot)	ORIGINAL CITY FR91 1/2' OF 1 BLK 95
606 Concert (vacant lot)	ORIGINAL CITY E3' OF LOT 3 & ALL LOT 2 BLK 95

WHEREAS, pursuant to Iowa Code § 364.7, the City Council is authorized to dispose of an interest in real property by sale, provided that notice is published and a public hearing is held; and

WHEREAS, the above-described properties are located within the Keokuk Twin Rivers Urban Renewal Area and, therefore, the sale of the properties is subject to the provisions of Iowa Code § 403.8; and

WHEREAS, in order to comply with Iowa Code § 403.8, the City is approving competitive bidding procedures as described herein for the disposition of the above-described properties and inviting all persons interested in submitting a competing offer for any of the above-described properties to submit a proposal meeting the requirements set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Keokuk, Iowa, that:

1. Notice of Intent to Sell.

This action of the Council shall be considered to be and does hereby constitute notice to all persons interested in bidding for the purchase of any of the above-described properties of the opportunity to submit a proposal meeting the requirements set forth herein. The City Clerk is hereby authorized and directed to publish notice of the City's intent to sell the above-described real estate, including the period for bids to be submitted, in accordance with Iowa Code § 364.7 and § 403.8, which notice shall be published at least thirty (30) days prior to the date that bids are due.

2. Receipt of Sealed Bids.

Sealed bids for the purchase of any of the above-described properties must be received by the City Clerk at City Hall, 501 Main Street, Keokuk, Iowa, by no later than 10:00 a.m. on Monday, May 4, at which time and place all bids will be publicly opened and read aloud. The City Clerk, or the City Clerk's designee, is hereby authorized and directed to make a preliminary analysis of each such proposal for compliance with the minimum requirements established by this Council herein and to advise the Council with respect thereto.

3. Consideration of Bids; Fair Value.

The City Council shall consider the bids and may take action to accept or reject any and all bids. The Council shall judge the strength of the proposals meeting the foregoing minimum requirements by the criteria set forth herein and shall make the final evaluation and selection of a proposal with respect to each property offered for sale.

Notwithstanding the specific additional criteria set forth in Sections 5, 6, and 7 of this Resolution with respect to specific named properties, bids received for any of the properties described herein must offer a purchase price or other consideration for the respective property that is equal to or greater than fair value for the particular real estate.

4. Right to Reject Bids.

The City of Keokuk reserves the right to reject any and all bids, to waive informalities, and to accept the bid(s) deemed to be in the best interest of the City.

5. Additional Minimum Bid Requirements for **1908 Timea Street**.

- a. No bid shall be considered unless it meets or exceeds a minimum bid amount of \$10,000.00, as established by the City Council.
- b. No bid shall be considered unless it provides for the rehabilitation of the property within 24 months of the recording of the deed transferring ownership, which rehabilitation must satisfy the following terms and conditions:
 - i. The City is selling this property to be repaired to the minimum standards of the City's building, electrical, HVAC, and plumbing codes. The structure cannot be occupied until rehabilitated and released. All construction materials must be of good quality and compliant with building code. Repairs identified include, but are not limited to, the following:
 1. Subfloor/floor covering
 2. Interior wall and ceiling repairs if damaged
 3. Repair/replace all electrical deficiencies (State of Iowa licensed electrical contractor required)
 4. Repair/replace all plumbing deficiencies (State of Iowa licensed plumbing contractor required)
 5. Repair/replace all HVAC deficiencies (State of Iowa licensed HVAC contractor required)
 - ii. In addition to the foregoing repairs, the exterior of property must be maintained (clean yard, grass, weeds, etc.), legal utility services must be provided to the property, and property insurance must be provided to cover the property.

6. Additional Minimum Bid Requirements for **1912 Timea Street**.

- a. No bid shall be considered unless it provides for: (i) the rehabilitation of the property within 24 months of the recording of the deed transferring ownership or (ii) the demolition of the existing structures on the property within 90 days of the recording of the deed transferring ownership.
- b. If the bid includes commitments for rehabilitation of the property, the rehabilitation must satisfy the following terms and conditions:
 - i. The City is selling this property to be repaired to the minimum standards of the City's building, electrical, HVAC, and plumbing codes. The structure cannot be occupied until rehabilitated and released. All construction materials must be of good quality and compliant with building code. Repairs identified include, but are not limited to, the following:
 1. Roof repair
 2. Installation of windows where needed
 3. Subfloor/floor covering

4. Interior wall and ceiling repairs if damaged
 5. Repair/replace all electrical deficiencies (State of Iowa licensed electrical contractor required)
 6. Repair/replace all plumbing deficiencies (State of Iowa licensed plumbing contractor required)
 7. Repair/replace all HVAC deficiencies (State of Iowa licensed HVAC contractor required)
- ii. In addition to the foregoing repairs, the exterior of property must be maintained (clean yard, grass, weeds, etc.), legal utility services must be provided to the property, and property insurance must be provided to cover the property.
7. **Additional Minimum Bid Requirements for 1119 S. 14th Street.**
 - a. No bid shall be considered unless it provides for: (i) demolition of the existing structures on the property within 90 days of the recording of the deed transferring ownership.
 8. **Subject to Purchase Agreement.**

Upon the selection of a bid for any of the real properties described herein, the City shall cause a purchase agreement to be prepared, documenting the consideration offered by the selected bid and reflecting other terms and conditions for the proposed real estate sale, including terms and conditions as may be recommended by the City's legal counsel. No bid shall be considered finally accepted until a purchase agreement has been approved by the City Council, following a public hearing, and has been executed on behalf of the City and on behalf of the bidder.

PASSED AND APPROVED by the City Council of the City of Keokuk, Iowa, this 2nd day of April 2026.

Mayor

ATTEST:

City Clerk



COUNCIL ACTION FORM

Date: March 30, 2026

Presented By: Broomhall

Subject: Dissolving agreement to construct single family dwelling at 604 Grand Avenue Agenda Item: 10

Description:

The City Council approved the sale of 604 Grand Avenue to Peggy Jahani and Marcus Allen of Roseville, California, on October 5, 2023, by Resolution No. 311-2023. The approval was based on the purchasers' proposal to construct a single-family dwelling on the property within two (2) years.

In May 2025, the City Council granted a one-year extension to the construction deadline, moving the required completion date to November 2026.

Earlier this month, Ms. Jahani contacted me via email requesting that the time requirement to construct a home be removed from the original agreement. She indicated that they remain interested in building on the property, but would prefer to do so when economic conditions are more favorable. Another option that she suggested was to return the property for the purchase price of \$1000.00.

The resolution on this evenings agenda is to dissolve the agreement and allow them to own the property with no conditions.

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: _____

CITY OF KEOKUK, IOWA
RESOLUTION NO. ____

A RESOLUTION REMOVING CONSTRUCTION DEADLINE REQUIREMENTS FOR A SINGLE-FAMILY DWELLING AT 604 GRAND AVENUE

WHEREAS, the City of Keokuk, Iowa, previously entered into an Agreement with Marcus Allen & Peggy Jahani Resolution 311-2023 concerning the sale and development of 604 Grand Avenue and legally described as Masons Upper, Lot 1 and the SE ½ of Lot 2, Block 3; and

WHEREAS, the Agreement required the Developer to construct a single-family dwelling on the Property within two (2) years of the date of the deed, November 7, 2023, a one-year extension was also granted by the City Council May 1, 2025, Resolution 212-2025; and

WHEREAS, due to circumstances affecting the Developer and/or market conditions, the required construction timeline has not been met; and

WHEREAS, the Developer has requested that the City dissolve the Agreement requirement imposing the construction deadline while retaining ownership of the Property for future residential development; and

WHEREAS, the City Council finds that dissolving the Agreement and removing the construction deadline is in the best interest of the City, as it allows for eventual development of the Property without imposing undue hardship on the Developer; and

WHEREAS, the City retains an interest in encouraging residential development while maintaining flexibility in timing to accommodate economic conditions;

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

The Agreement dated November 7, 2023, between the City and the Developer is hereby terminated and dissolved in its entirety, and all obligations contained therein are released, including but not limited to the requirement that a single-family dwelling be constructed within two (2) years.

PASSED AND APPROVED by the City Council of the City of Keokuk, Iowa, this 2nd day of April 2026.

Mark Smidt, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

Pam Broomhall

From: Peggy J. <peg_jahani@hotmail.com>
Sent: Thursday, March 19, 2026 4:45 PM
To: Pam Broomhall
Subject: Owning the land with the intention to build.

Pam please forward my request to the board.

We're seeking to own the property located at 604 Grand Avenue in Keokuk without time constraints, until we can secure a builder who will put the right plans together for a beautiful home worthy of Grand Avenue. We don't want to build a cheap house. We want to build to the standards of the street's name.

We've had issues more recently with our finances. So until those issues are resolved, we ask for patience.

Our plan is to definitely build and hopefully soon. We have discussed plans with at least 3 builders, even returning home and walking the property. We also drove to discuss these plans with builders in Ft. Madison and Bloomfield, Iowa.

We are hopeful to fulfill our dream. With your assistance and approval to own the property outright.

Respectfully,

Peggy Jahani

Sent from my iPhone

BEWARE: This email was accepted from a domain outside the City of Keokuk.

Exercise caution when opening attachments, clicking links, or responding with sensitive information. If you suspect this email is malicious, please report it to ticket@sharedit.com.

AGENDA
COUNCIL WORKSHOP
April 2, 2026
IMMEDIATELY FOLLOWING COUNCIL MEETING

1. Saddle Club Development.