

AGENDA
CITY COUNCIL MEETING
April 16, 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 Special Council meeting, Regular Council meeting and Council Workshop of April 2, 2026;
 - Cash Receipts & Treasurer's Report for March 2026;
 - Resolution approving a Liquor License for Black Sails LLC, 1324 Main Street, Class C Retail Alcohol License – effective May 1, 2026;
 - Resolution approving a Liquor License for Walgreens #05886, 1215 Main Street, Class E Retail Alcohol License – effective May 22, 2026;
 - Sidewalk Display Permits 2025-2026 for Keokuk Convention & Tourism Bureau, Cahill Pribyl Jewelry & Gifts, Eckland Motors, Gate City Seed Co., Dan's Pawn & Gun, LLC, TSS Inc., Family Discount Furniture, Sweet Sally's, and Simply Home Boutique & Antiques;
 - Motion to pay bills and transfers listed in Register No.'s 5534-5536;
7. (a) Now is the time and place for a public hearing on the Fiscal Year 2026-2027 Annual Budget. A public hearing notice was published in the Daily Gate City on April 3, 2026.

(b) Consider resolution approving the Fiscal Year 2026-2027 Budget.
8. (a) Now is the time and place for a public hearing 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. A public hearing notice was published in the Daily Gate City on April 3, 2026.

(b) Consider resolution approving and confirming Plans, Specifications, Form of Contract, and Estimate of Cost to Perform Demolition Activities and Contaminated Soil Removal at the Former Elkem Site, Plat 1.

(c) Consider resolution to accept Report of Bids and Authorizing the Mayor enter in a Contract with D.W. Zinser Company, Inc. for Demolition Activities and Contaminated Soil Removal at the former Elkem Site, Plat 1.
9. (a) Now is the time and place for a public hearing 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. A public hearing notice was published in the Daily Gate City on April 3, 2026.

(b) Consider resolution approving and confirming Plans, Specifications, Form of Contract, and Estimate of Cost to Perform Demolition Activities and Contaminated Soil Removal at the Former Elkem Site, Auditor's Parcel D.

(c) Consider resolution to accept Report of Bids and Authorizing the Mayor enter in a Contract with D.W. Zinser Company, Inc. for Demolition Activities and Contaminated Soil Removal at the former Elkem Site, Auditor's Parcel D.

10. (a) Now is the time and place for a public hearing for the Bel Air Street Reconstruction Project. A public hearing notice was published in the Daily Gate City on April 3, 2026.
(b) Consider resolution approving Plans, Specifications, Form of Contract and estimate of cost for the Bel Air Reconstruction Project.
11. (a) Now is the time and place for a public hearing for the South 10th Street Mill & Overlay Project. A public hearing notice was published in the Daily Gate City on April 3, 2026.
(b) Consider resolution approving Plans, Specifications, Form of Contract and estimate of cost for the South 10th Street Mill & Overlay Project.
12. Consider resolution authorizing adjustment in sewer charges related to the filling of swimming pools.
13. Consider resolution authorizing Mayor to take action to arrange for a Council Goal Setting Session facilitated by Iowa State University Extension & Outreach – Community and Economic Development.
14. Consider resolution approving the construction of a 32'x40' multipurpose office building with an 8'x40' unenclosed porch by the Keokuk Saddle Club on leased land at Joyce Park.
15. Consider resolution authorizing City Crews to assist in planting trees on behalf of Main Street Keokuk, Inc. in the Community Pocket Park on Lot at 11th and Main Street Intersection.
16. Consider resolution approving contract for Johnson Street Mill & Fill from 1st Street to Water Street.
17. Consider resolution granting an additional one-year extension to Develop Property located at 604 Grand Avenue, City of Keokuk, Iowa.
18. Consider resolution approving engineering firm for Public Safety Building Roof Replacement.
19. Council Liaison Reports:
20. Staff Reports:
21. Adjourn Meeting.

**MINUTES
SPECIAL
CITY COUNCIL MEETING
April 2, 2026
501 Main Street
5:00 P.M.**

The City Council of the City of Keokuk met in Special Session on April 2, 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, Doug Matlick, Devon Dade, Kathie Mahoney, Matt VanBerkum, Steve Andrews, Roger Bryant, and Michael Greenwald were present. Staff in attendance: City Administrator Jim Ferneau (via phone), 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.

Mayor Smidt opened the public hearing at 5:01 p.m. on proposed Property Tax Levy. A public hearing notice was published in the Daily Gate City on March 19, 2026.

COMMENTS: Mayor Smidt explained the tax rate.

There being no further comments or objections, Mayor Smidt closed the public hearing at 5:02 p.m.

Meeting adjourned at 5:04 p.m.

MINUTES
CITY COUNCIL MEETING
April 2, 2026
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on April 2, 2026, at 501 Main Street. Mayor Mark Smidt called the meeting to order at 5:30 p.m. There were nine council members present, none absent. Todd Marshall, Tyler Walker, Doug Matlick, Devon Dade, Kathie Mahoney, Matt VanBerkum, Steve Andrews, Roger Bryant, and Michael Greenwald were present. 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, Assistant Police Chief Andrew Whitaker and Waste Water Treatment Plant Manager Tom Wills.

CITIZENS' REQUEST: Kris Rankin, representing The Best You Coalition, provided updates and shared information on upcoming community events. Brie Halmers, Stewardship Coordinator for DVIP & RVAP, read the Mayor's proclamation designating April as Sexual Assault and Domestic Violence Awareness Month. She also outlined the services they provide and discussed upcoming fundraisers.

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

- Minutes of the Regular Council meeting of March 19, 2026;
- **RESOLUTION NO. 69-2026:** Setting a public hearing on the Fiscal Year 2026-2027 Annual Budget;
- **RESOLUTION NO. 70-2026:** 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 NO. 71-2026:** 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 NO. 72-2026:** Setting a public hearing date for the Bel Air Street Reconstruction Project;
- **RESOLUTION NO. 73-2026:** Setting a public hearing date for the South 10th Street Mill & Overlay Project;
- **RESOLUTION NO. 74-2026:** Approving a Liquor License Premise Transfer for Columbian Room of Keokuk, Showboat Saturday Night, 2981 Plank Road – effective April 18-19, 2026;
- **RESOLUTION NO. 75-2026:** 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;

Motion made by Greenwald, second by Dade to approve the following proposed **RESOLUTION NO. 76-2026:** "A RESOLUTION AUTHORIZING COMMERCIAL CONTRACTING SERVICES (CCS) TO CLEAN THE TWO GRIT CHANNELS AT THE WATER RESOURCE RECOVERY FACILITY." (9) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Mahoney to approve the following proposed **RESOLUTION NO. 77-2026:** "A RESOLUTION APPROVING THE PURCHASE OF BOOM MOWER FOR THE STREET DEPARTMENT." (9) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Walker to approve the following proposed **RESOLUTION NO. 78-2026**: “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.” After discussion there was a motion made by Matlick, second by Greenwald to amend original resolution and accept bids through April 6, 2026. (9) AYES, (0) NAYS. Motion to amend carried.

Motion made by Marshall, second by Dade to approve the following proposed resolution removing construction deadline requirements for a Single-Family Dwelling at 604 Grand Avenue. Council was not in favor of an open-ended deadline. Broomhall will bring forth a resolution with a 1-year timeline. Original motion failed.

COUNCIL LIAISON REPORTS: Matlick gave update on recent public works committee meeting.

STAFF REPORTS: Broomhall provided an update on the upcoming citywide cleanup. Carroll reported several roof leaks in city buildings due to recent rain and noted that the air conditioner at SEIDC is not working. He also stated that park restrooms will open on April 15, 2026. Rose reminded the public of the open burning hotline.

Motion made by Walker, second by Dade to adjourn the meeting at 6:06 p.m.

MINUTES
COUNCIL WORKSHOP
April 2, 2026
IMMEDIATELY FOLLOWING REGULAR COUNCIL MEETING

PRESENT: Smidt, Marshall, Walker, Mahoney, Matlick, Dade, Andrews, VanBerkum, Bryant, and Greenwald; ABSENT: None.

STAFF PRESENT: Ferneau, El Anfaoui, Wills, Broomhall, Carroll, Rose, and Whitaker.

Teresa Murray, President of the Keokuk Saddle Club, presented additional details regarding a proposed building to be constructed on the leased grounds at Joyce Park, where the club currently operates. She requested a variance to allow construction prior to the installation of fire hydrants on the property.

Rose expressed concerns regarding the lack of water lines and hydrants and the potential risks in the event of a fire.

Broomhall shared the attorney's response, stating that the City is not required to provide written consent if the project is deemed unsafe.

Matlick inquired whether ownership of the property at Joyce Park could be redesignated.

Broomhall noted that approaching the project as a phased plan could be beneficial to the City in the long term.

Murray asked whether the property could operate similarly to the airport with regard to mutual aid.

Corey Palmer, former Fire Chief for Jackson Township, explained how emergency response could potentially function in the event of a fire.

In closing, Murray reiterated her request for a variance, noting that approval is needed to apply for grant funding for the Saddle Club building and that she would like to proceed while funding opportunities remain available.

The meeting adjourned at 6:51 p.m.

**CASH RECEIPTS
MARCH 2026**

General Fund	\$	311,694.18
Park Maint./Improv Total	\$	1,059.00
Road Use Tax	\$	93,967.37
Employee Benefit Total	\$	156,438.67
Sales Tax - Human Dev Total	\$	122,817.21
Tax Increment Financing Total	\$	6,378.51
Economic Development Total	\$	101,568.00
Library Trust Total	\$	643.50
Debt Service Total	\$	121,888.50
Cap Proj Elkem/Brownfield Total	\$	74,081.49
Perpetual Care	\$	530.00
WPC Maint/Operation Total	\$	254,823.81
WPC Impr Reserve Total	\$	74.35
Solid Waste Total	\$	92,926.20
Municipal Bridge Total	\$	2,863.94
Internal Service Fund Total	\$	61,748.03
TOTAL	\$	1,403,502.76

TREASURER'S REPORT
CALENDAR 3/2026, FISCAL 9/2026

FUND	ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	LIABILITY	END BALANCE
001	GENERAL	2,171,413.50	311,694.18	1,175,987.34	1,050.41-	1,306,069.93
002	PARK MAINT/IMPROV	142,624.46	1,059.00	.00	.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	1,733,413.53	93,967.37	109,613.50	5.03	1,717,772.43
112	EMPLOYEE BENEFIT	1,070,585.19	156,438.67	6,407.64	.00	1,220,616.22
119	EMER - TAX LEVY	211,960.22	.00	.00	.00	211,960.22
121	SALES TAX - HUMAN DEV	1,528,539.64	122,817.21	.00	.00	1,651,356.85
122	SALES TAX - INFRASTRUCT	.00	.00	.00	.00	.00
125	TAX INCREMENT FINANCING	737,826.91	6,378.51	.00	.00	744,205.42
160	ECONOMIC DEVELOPMENT	340,010.69	101,568.00	338,442.67	.00	103,136.02
165	HOUSING DEVELOPMENT	.00	.00	.00	.00	.00
167	LIBRARY TRUST	140,210.40	643.50	25,365.00	.00	115,488.90
168	GRAND THEATRE RESERVE	1,051.17	.00	.00	.00	1,051.17
169	MARY E TOLMIE FUND	99,690.36	.00	16,500.00	.00	83,190.36
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	2,136,242.42	121,888.50	.00	.00	2,258,130.92
301	CAPITAL IMPROV PROJECTS	4,060,700.10	.00	.00	.00	4,060,700.10
302	RIVERFRONT BARGE	.00	.00	.00	.00	.00
303	CAP SOUTHEAST IA DEV CT	220,652.42-	.00	17,808.69	.00	238,461.11-
304	CAP PROJ ELKEM/BROWNFIE	93,068.22-	74,081.49	.00	.00	18,986.73-
305	CAP AIRPORT PROJ	.00	.00	.00	.00	.00
306	CAP PROJ-FACILITY/EQUIP	.00	.00	.00	.00	.00
500	PERPETUAL CARE	520,195.29	530.00	.00	.00	520,725.29
610	WPC MAINT/OPERATION	1,715,724.85	254,823.81	174,899.15	7,844.38-	1,787,805.13
611	WPC IMPR RESERVE	731,022.92	74.35	54,040.00	.00	677,057.27
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	316,644.73	92,926.20	63,188.26	.67-	346,382.00
671	SOL WAS EQUIP PRELACE	.00	.00	.00	.00	.00
672	CAP PROJ REMEDIAL	.00	.00	.00	.00	.00
690	MUNICIPAL BRIDGE	1,720,137.49	2,863.94	28,135.51	551.93	1,695,417.85
810	INTERNAL SERVICE FUND	9,862.44	61,748.03	61,165.15	.00	10,445.32
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Report Total		20,463,907.57	1,403,502.76	2,071,552.91	8,338.50-	19,787,518.92

RESOLUTION NO.

**A RESOLUTION APPROVING A CLASS C RETAIL ALCOHOL LICENSE
WITH OUTDOOR SERVICE FOR BLACK SAILS LLC**

A RESOLUTION APPROVING A LIQUOR LICENSE FOR BLACK SAILS LLC

WHEREAS, Application has been made by Black Sails Pirate Bar, LLC for a Class C Retail Alcohol License with Outdoor Service for Black Sails, LLC, 1324 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, Black Sails Pirate Bar, 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 & Sunday Sales for Black Sails, LLC, 1324 Main Street, effective May 1, 2026, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 16th 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 E RETAIL ALCOHOL LICENSE FOR
WALGREENS #05886**

WHEREAS, Application has been made by Walgreen Co. for a Class E Retail Alcohol License and Sunday Sales for Walgreens #05886, 1215 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, Walgreen Co. 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 E Retail Alcohol License and Sunday Sales for Walgreens #05886, 1215 Main Street, effective May 22, 2026, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 16th of April 2026.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
Mark Smidt, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

SIDEWALK DISPLAY PERMITS 2026-2027

04/16/2026 Council Meeting

Keokuk Convention & Tourism Bureau
428 Main Street

Cahill Pribyl Jewelry & Gifts
511 Main Street

Eckland Motors
1802 Main Street

Gate City Seed Company
824 Main Street

Dan's Pawn and Gun, LLC
602 Main Street

TSS Inc.
906 Main Street

Family Discount Furniture
609 Main Street

Sweet Sally's
707 Main Street

Simply Home Boutique & Antiques
527 Main Street

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 16, 2026.

REGISTER NO. 5534

AHLERS & COONEY, P.C.	PROF.SERVICES MAIN STREET KEOKUK	\$ 1,608.00
BEARING HEADQUARTERS CO.	PARTS SEWER DEPT.	\$ 12.92
KEOKUK MUNICIPAL WATER WORKS	GARBAGE/SEWER BILLING	\$ 3,327.50
KEOKUK TERMITE & PEST CONTROL	PEST CONTROL	\$ 150.00
GRAY QUARRIES, INC	CM9 ROADROCK STREET DEPT.	\$ 1,120.73
HARTRICK'S LUMBER	SUPPLIES	\$ 78.54
KEOKUK HOMESTORE	SUPPLIES	\$ 494.75
RIVER CITY PARTS, INC.	PARTS	\$ 144.70
KERR FABRICATORS, INC.	FAB WORK DIA HOLES SEWER DEPT.	\$ 105.50
S. J. SMITH WELDING SUPPLY	PARTS/SUPPLIES	\$ 24.95
HICKEY CONTRACTING COMPANY	OAKLAND CEMETERY PAVING 2nd AVE.	\$ 30,000.00
TASKE FORCE, INC.	SERVICE	\$ 3,809.40
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$ 2,363.46
ALLIANT	SERVICE	\$ 20,425.77
THE CARDBOARD BOX	UPS CHARGES P.W. & WWTP	\$ 32.17
HACH COMPANY	WPC LAB SUPPLIES	\$ 338.05
CENTURY LINK	SERVICE	\$ 327.22
GREAT RIVER REGIONAL WASTE	SERVICE	\$ 114.96
LEE COUNTY RECORDER/REGISTRAR	SERVICE	\$ 88.00
DEMCO, INC	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 77.24
MODJESKI & MASTERS, INC.	BRIDGE INSP.FEB23-MAR.29,2026	\$ 1,160.00
VAN METER INDUSTRIAL	CIRCUIT BREAKER WWTP	\$ 252.20
KEOKUK CONTRACTORS, INC	CONTRACT WORK	\$ 15,989.00
GENERAL TRAFFIC CONTROLS, INC.	TRAFFIC LIGHT EQUIPMENT	\$ 1,005.00
VEENSTRA & KIMM, INC.	PROFESSIONAL SERVICES	\$ 5,408.00
FISHER SCIENTIFIC	LAB SUPPLIES-WPC	\$ 400.38
MSKI	CATALYST GRANT	\$ 100,000.00
R.L. HOENER COMPANY	LABOR/SERV.,MILEAGE,SURCHARGE	\$ 482.50
TRI-STATE WINDOW & POOL, INC	CHLORINE SHOCK LIQ.CASE 4 GAL	\$ 240.00
OVERHEAD DOOR COMPANY OF	SERVICE/LABOR 1000 MISS.WWTP	\$ 140.00
NORTH CENTRAL LABORATORIES	LAB SUPPLIES WWTP	\$ 437.49
IOWA PRISON INDUSTRIES	UTV/GOLF CART PERMIT	\$ 50.00
INGRAM LIBRARY SERVICES	BOOKS KEOKUK PUBLIC LIBRARY	\$ 236.55
FASTENAL COMPANY	PARTS/SUPPLIES STREET DEPT.	\$ 1.61
FRANK MILLARD & CO., INC.	LABOR/MATERIAL WORK @ CITY HALL	\$ 8,587.00
AT&T MOBILITY	SERVICE	\$ 730.16
FERGUSON ENTERPRISES LLC #1657	CREDIT ON ACCOUNT	\$ (470.20)
STANARD & ASSOCIATES, INC.	KPD ENTRY LEVEL TEST/SHIPPING	\$ 46.50
POLYDYNE, INC.	CLARIFLOC WWTP	\$ 11,937.00
O'REILLY AUTOMOTIVE INC.	PARTS	\$ 1,059.82

REGISTER NO. 5535

MEDIACOM	SERVICE	\$ 241.25
MES SERVICE COMPANY, LLC	SUPPLIES	\$ 4,575.00
LEXISNEXIS RISK DATA	SERVICE	\$ 155.77
EMPLOYEE BENEFIT SYSTEMS	INSURANCE	\$ 228,387.32
MIDWEST SAFETY COUNSELORS, INC	PARTS/SHIPPING WWTP	\$ 958.74
LEE COUNTY TREASURER	10 LEINS NUISANCE HOUS.ABATEMN	\$ 50.00
ROQUETTE AMERICA INC.	FRANCHISE FEE REFUNDS	\$ 21,252.25
CARD SERVICES	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 93.70
KEOKUK VETERINARY HOSPITAL	ANIMAL SERVICES	\$ 36.00
MACQUEEN EQUIPMENT, INC.	PARTS STREET CLEANING	\$ 156.43
TWO RIVERS VETERINARY CENTER	ANIMAL SERVICES	\$ 621.00
KLINGNER & ASSOCIATES, P.C.	PROFESSIONAL SERVICES	\$ 2,376.20
VERIZON WIRELESS	SERVICE	\$ 520.92
IDEXX DISTRIBUTION, INC.	LAB SUPPLIES WPC	\$ 213.52
LYNCH DALLAS, PC.	PROFESSIONAL SERVICES	\$ 3,373.84
ARMSTRONG TRACTOR LLC	PARTS CEMETERY DEPT.	\$ 11.99
KIMBALL MIDWEST	DRILL SET & BITS SEWER DEPT.	\$ 528.07
CINTAS CORP	SERVICE	\$ 1,832.77
TSS	SERVICE	\$ 455.00
GPM ENVIRONMENTAL SOLUTIONS	LASER FLOW SENSOR/RECEPTACLE	\$ 14,049.80
ICONNECTYOU	SERVICE	\$ 483.22
MIDWEST PUMP WORKS	OUTSIDE SERVICES,PARKS,MACHINE	\$ 11,509.32
RADIO KEOKUK	2ND QUARTER BILLING&ADVERTISING	\$ 1,375.00
JAMES F. DENNIS	PROFESSIONAL SERVICES MARCH26	\$ 8,041.24
STEVEN R LONG	CITY HALL JANITORIAL SERVICE	\$ 600.00
IOWA DEPT OF AGRICULTURE	FY27 COMM.METER LIC.7/26-6/27	\$ 9.00
MCCLURE ENGINEERING CO	PROFESSIONAL SERVICES	\$ 28,171.05
SHARED IT INC	IT SERVICES	\$ 2,266.84
VERTICAL COMMUNICATIONS INC.	SERVICE	\$ 198.88
SCOTT'S ULTRA CLEAN LLC	JANITOR SERVICE APRIL2026 KPD	\$ 550.00
EXCEL IT SERVICES	LIBRARY IT SERVICES	\$ 2,697.07
SchraGIS Solutions	GIS MAINTENANCE	\$ 600.00
MOTOROLA SOLUTIONS, INC.	SERVICE KEOKUK POLICE DEPT.	\$ 453.54
PLOWMAN LAWN SERVICE	JAN.2026 SNOW PLOWING	\$ 610.00
CENGAGE LEARNING INC./GALE	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 120.50
MCCLOUD SERVICES	GENERAL PEST CONTROL SEIDC	\$ 130.06
BOLTON & MENK, INC.	PROFESSIONAL SERVICES	\$ 111,140.00
TEST INC.	WPC BIOSOLIDS	\$ 1,577.00
LEE COUNTY FLORAL LLC	CRAFT & CHAT KEOKUK PUBLIC LIBRARY	\$ 220.00
CLEAN HARBORS ENVIRONMENTAL	SUPPLIES ELKEM	\$ 6,136.83
CREATIVE PRODUCT SOURCE, INC.	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 102.69
HTS NEXUS	SERVICE @ GRAND THEATRE	\$ 108.02
AMAZON CAPITAL SERVICES	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 1,657.14

REGISTER NO. 5536

RALLY APPRAISAL, LLC	APPRAISAL 1417 EXCHANGE STREET	\$ 3,000.00
CAMPEN HEATING & AIR,	SERVICE CHARGE, LABOR GRAND TH.	\$ 2,456.74
THE UNIVERSITY OF IOWA	ED PROG. LEE COUNTY LIBRARIES	\$ 300.00
		\$ 676,740.58



COUNCIL ACTION FORM

Date: April 16, 2026

Presented By: Ferneau

Subject: FY 26/27 Budget Agenda Item: 7 a & b

Description:

On behalf of staff for the City of Keokuk, we present the FY 26/27 budget. The budget reflects the goals and priorities requested by council, as well as the needs and wants of our citizens. We are required to pass the budget by resolution, all details are attached.

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 APPROVING THE FISCAL YEAR 2026-2027 BUDGET

WHEREAS, a public hearing notice regarding the annual fiscal year budget for 2026-2027 was published in the Daily Gate City on April 3rd, 2026; and

WHEREAS, a resolution is needed to file the annual budget with the Iowa Department of Management and The Lee County Auditor.

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

That, the public hearing be acknowledged, and the adoption of the Fiscal Year 2026-2027 City budget be approved.

PASSED, APPROVED, AND ADOPTED this 16th day of April 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)

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 4/2/2026 Meeting Time: 05:00 PM Meeting Location: Keokuk City Hall 501 Main Street Keokuk, IA 52632

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.cityofkeokuk.org

City Telephone Number
(319) 524-2050

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	268,493,604	281,807,056	281,807,056
Consolidated General Fund	2,247,291	2,247,291	2,312,475
Operation & Maintenance of Public Transit	7,338	7,338	7,403
Aviation Authority	0	0	0
Liability, Property & Self Insurance	356,076	356,076	377,058
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	646,345	646,345	609,563
FICA & IPERS (If at General Fund Limit)	338,052	338,052	261,241
Other Employee Benefits	1,451,578	1,451,578	1,132,047
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	307,479,724	326,098,477	326,098,477
Debt Service	2,293,913	2,293,913	979,427
CITY REGULAR TOTAL PROPERTY TAX	7,340,593	7,340,593	5,679,214
CITY REGULAR TAX RATE	26.25665	24.94270	19.68079
Taxable Value for City Ag Land	285,046	118,851	118,851
Ag Land	857	857	357
CITY AG LAND TAX RATE	3.00375	7.21071	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential	1,245	964	-22.57
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Commercial	5,413	4,503	-16.81

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

We are working to reduce the tax rate.

FUND BALANCE

City Name: KEOKUK
Fiscal Year July 1, 2026 - June 30, 2027

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL	
Annual Report FY 2025										
Beginning Fund Balance July 1	1	4,206,545	4,621,923	58,558	-58,487	4,257,219	514,770	13,600,528	5,813,609	19,414,137
Actual Revenues Except Beg Balance	2	12,395,432	6,995,427	1,584,679	3,536,970	4,205,749	3,025	28,721,282	5,908,357	34,629,639
Actual Expenditures Except End Balance	3	12,641,852	7,275,092	1,245,037	3,466,551	3,943,910	300	28,572,742	5,609,698	34,182,440
Ending Fund Balance June 30	4	3,960,125	4,342,258	398,200	11,932	4,519,058	517,495	13,749,068	6,112,268	19,861,336
Re-Estimated FY 2026										
Beginning Fund Balance	5	3,960,125	4,342,258	398,200	11,932	4,519,058	517,495	13,749,068	6,112,268	19,861,336
Re-Est Revenues	6	10,788,880	8,115,891	1,632,032	4,299,787	2,474,190	4,000	27,314,780	4,370,040	31,684,820
Re-Est Expenditures	7	13,195,771	7,634,124	1,028,287	3,646,000	4,000,000	0	29,504,182	5,390,000	34,894,182
Ending Fund Balance	8	1,553,234	4,824,025	1,001,945	665,719	2,993,248	521,495	11,559,666	5,092,308	16,651,974
Budget FY 2027										
Beginning Fund Balance	9	1,553,234	4,824,025	1,001,945	665,719	2,993,248	521,495	11,559,666	5,092,308	16,651,974
Revenues	10	9,014,867	7,025,703	1,887,417	3,834,097	9,439,000	5,000	31,206,084	4,719,941	35,926,025
Expenditures	11	9,576,958	7,584,648	1,547,116	4,098,153	10,194,500	0	33,001,375	5,171,059	38,172,434
Ending Fund Balance	12	991,143	4,265,080	1,342,246	401,663	2,237,748	526,495	9,764,375	4,641,190	14,405,565

LOCAL EMC SUPPORT

City Name: KEOKUK
 Fiscal Year July 1, 2026 - June 30, 2027

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 6 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.		0
Support of a Local Emerg.Mgmt.Comm.	0	0
TOTAL FOR FY 2027	0	0

GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2026	ACTUAL 2025
PUBLIC SAFETY									
Police Department/Crime Prevention	3,350,000							3,350,000	2,905,082
Jail								0	0
Emergency Management								0	844,248
Flood Control	20,000							20,000	21,946
Fire Department	2,950,000							2,950,000	4,545,506
Ambulance								0	0
Building Inspections	394,000							394,000	441,545
Miscellaneous Protective Services								0	0
Animal Control	143,000							143,000	130,345
Other Public Safety								0	0
TOTAL (lines 1 - 10)	6,857,000	0	0	0	0	0	0	6,857,000	8,888,672
PUBLIC WORKS									
Roads, Bridges, & Sidewalks	0	1,429,500						1,429,500	1,153,288
Parking - Meter and Off-Street								0	0
Street Lighting	3,500	0						3,500	4,536
Traffic Control and Safety	32,000							32,000	34,322
Snow Removal		111,798						111,798	73,844
Highway Engineering								0	0
Street Cleaning		77,026						77,026	78,177
Airport (if not Enterprise)	1,092,000							1,092,000	419,036
Garbage (if not Enterprise)								0	0
Other Public Works	285,000	287,300						572,300	582,084
TOTAL (lines 12 - 21)	1,412,500	1,905,624	0	0	0	0	0	3,318,124	2,345,287
HEALTH & SOCIAL SERVICES									
Welfare Assistance								0	0
City Hospital								0	0
Payments to Private Hospitals								0	0
Health Regulation and Inspection								0	0
Water, Air, and Mosquito Control								0	0
Community Mental Health								0	0
Other Health and Social Services								0	0
TOTAL (lines 23 - 29)	0	0	0	0	0	0	0	0	0
CULTURE & RECREATION									
Library Services	629,000	13,500						642,500	603,748
Museum, Band and Theater	150,000							150,000	124,779
Parks	1,695,000	35,000						1,730,000	664,746
Recreation	112,000							112,000	0
Cemetery	301,500							301,500	323,846
Community Center, Zoo, & Marina								0	0
Other Culture and Recreation	169,000							169,000	168,926
TOTAL (lines 31 - 37)	3,056,500	48,500	0	0	0	0	0	3,105,000	1,886,045

GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2026	ACTUAL 2025
COMMUNITY & ECONOMIC DEVELOPMENT									
39 Community Beautification								0	0
40 Economic Development	0	770,000						770,000	207,113
41 Housing and Urban Renewal								0	0
42 Planning & Zoning	170,000							170,000	141,291
43 Other Com & Econ Development	2,500							2,500	2,146
44 TIF Rebates			10,268					10,268	10,268
45 TOTAL (lines 39 - 44)	172,500	770,000	10,268			0		952,768	360,818
GENERAL GOVERNMENT									
46 Mayor, Council, & City Manager	400,500							400,500	378,128
47 Clerk, Treasurer, & Finance Adm.	40,000							40,000	681
48 Elections	3,500							3,500	0
49 Legal Services & City Attorney	180,000							180,000	137,678
50 City Hall & General Buildings	73,500							73,500	61,939
51 Tort Liability	435,000							435,000	541,914
52 Other General Government	225,000	855,000						1,080,000	163,574
53 TOTAL (lines 46 - 52)	1,357,500	855,000	0	3,646,000		0		2,212,500	1,283,914
DEBT SERVICE									
54 Gov Capital Projects					4,000,000			4,000,000	3,466,551
55 TIF Capital Projects									3,939,228
56									0
57 TOTAL CAPITAL PROJECTS	0	0	0		4,000,000	0		4,000,000	3,939,228
58 TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	12,856,000	3,579,124	10,268	3,646,000	4,000,000	0		24,091,392	22,170,515
BUSINESS TYPE ACTIVITIES									
Proprietary: Enterprise & Budgeted ISF									
59 Water Utility									0
60 Sewer Utility							3,255,000	3,255,000	2,517,528
61 Electric Utility									0
62 Gas Utility									0
63 Airport									0
64 Landfill/Garbage							1,360,000	1,360,000	873,572
65 Transit							475,000	475,000	390,584
66 Cable TV, Internet & Telephone									0
67 Housing Authority									0
68 Storm Water Utility									0
69 Other Business Type (city hosp., ISF, parking, etc.)									0
70 Enterprise DEBT SERVICE									723,552
71 Enterprise CAPITAL PROJECTS									80,533
72 Enterprise TIF CAPITAL PROJECTS									446,401
73 TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)							5,090,000	5,090,000	5,032,170
74 TOTAL ALL EXPENDITURES (lines 58+73)	12,856,000	3,579,124	10,268	3,646,000	4,000,000	0		29,181,392	27,202,685
75 Regular Transfers Out	339,771	4,055,000						4,694,771	5,744,986
76 Internal TIF Loan Transfers Out			1,018,019					1,018,019	1,234,769
77 Total ALL Transfers Out	339,771	4,055,000	1,018,019	0		0		5,712,790	6,979,755
78 Total Expenditures and Other Fin Uses (lines 74+77)	13,195,771	7,634,124	1,028,287	3,646,000	4,000,000	0		34,894,182	34,182,440
79 Ending Fund Balance June 30	1,553,234	4,824,025	1,001,945	665,719	2,993,248	521,495		16,651,974	19,861,336

RE-ESTIMATED REVENUES DETAIL

City Name: KEOKUK
Fiscal Year July 1, 2025 - June 30, 2026

REVENUES & OTHER FINANCING SOURCES	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2026	ACTUAL 2025
Taxes Levied on Property	1 2,670,000	2,435,000		2,250,000				7,355,000	7,126,980
Less: Uncollected Property Taxes - Levy Year	2							0	0
Net Current Property Taxes (line 1 minus line 2)	3 2,670,000	2,435,000		2,250,000	0			7,355,000	7,126,980
Delinquent Property Taxes	4							0	0
TIF Revenues	5		1,620,000					1,620,000	1,569,643
Other City Taxes:									
Utility Tax Replacement Excise Taxes	6 570,000	386,000		250,000				1,206,000	974,985
Utility franchise tax (Iowa Code Chapter 364.2)	7 1,200,000							1,200,000	1,144,240
Parimutuel wager tax	8							0	0
Gaming wager tax	9 112,880							112,880	238,784
Mobile Home Taxes	10							0	0
Hotel/Motel Taxes	11 300,000							300,000	351,757
Other Local Option Taxes	12	1,600,000						1,600,000	1,557,449
Subtotal - Other City Taxes (lines 6 thru 12)	13 2,182,880	1,986,000		250,000	0			4,418,880	4,247,215
Licenses & Permits	14 75,000						0	75,000	91,832
Use of Money & Property	15 323,000	4,020			0		0	327,020	748,233
Intergovernmental:									
Federal Grants & Reimbursements	16 1,017,000				1,760,000			2,777,000	337,248
Road Use Taxes	17	1,376,100						1,376,100	1,405,991
Other State Grants & Reimbursements	18 575,000	1,013,000	12,032	115,768				1,715,800	350,759
Local Grants & Reimbursements	19 265,000							265,000	264,982
Subtotal - Intergovernmental (lines 16 thru 19)	20 1,857,000	2,389,100	12,032	115,768	1,760,000		0	6,133,900	2,358,980
Charges for Fees & Service:									
Water Utility	21							0	0
Sewer Utility	22						3,039,040	3,039,040	2,969,284
Electric Utility	23							0	0
Gas Utility	24							0	0
Parking	25							0	0
Airport	26							0	0
Landfill/Garbage	27						1,085,350	1,085,350	1,045,630
Hospital	28							0	0
Transit	29						237,150	237,150	0
Cable TV, Internet & Telephone	30							0	0
Housing Authority	31							0	0
Storm Water Utility	32							0	0
Other Fees & Charges for Service	33 70,000	0						70,000	18,110
Subtotal - Charges for Service (lines 21 thru 33)	34 70,000	0	0	0	0	0	4,361,540	4,431,540	4,033,024
Special Assessments	35							0	0
Miscellaneous	36 557,000	965,000			84,190	4,000		1,610,190	2,199,011
Other Financing Sources:									
Regular Operating Transfers In	37 3,054,000	336,271		666,000	630,000		8,500	4,694,771	5,744,986
Internal TIF Loan Transfers In	38	0		1,018,019	0			1,018,019	1,234,769
Subtotal ALL Operating Transfers In	39 3,054,000	336,271	0	1,684,019	630,000	0	8,500	5,712,790	6,979,755
Proceeds of Debt (Excluding TIF Internal Borrowing)	40	0			0		0	0	5,273,964
Proceeds of Capital Asset Sales	41	500						500	1,002
Subtotal-Other Financing Sources (lines 36 thru 38)	42 3,054,000	336,771	0	1,684,019	630,000	0	8,500	5,713,290	12,254,721
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43 10,788,880	8,115,891	1,632,032	4,299,787	2,474,190	4,000	4,370,040	31,684,820	34,629,639
Beginning Fund Balance July 1	44 3,960,125	4,342,258	398,200	11,932	4,519,058	517,495	6,112,268	19,861,336	19,414,137
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45 14,749,005	12,458,149	2,030,232	4,311,719	6,993,248	521,495	10,482,308	51,546,156	54,043,776

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
PUBLIC SAFETY										
Police Department/Crime Prevention	3,373,952	1,000						3,374,952	3,350,000	2,905,082
Jail								0	0	0
Emergency Management								0	0	844,248
Flood Control	22,000							22,000	20,000	21,946
Fire Department	2,394,398							2,394,398	2,950,000	4,545,506
Ambulance								0	0	0
Building Inspections	217,477							217,477	394,000	441,545
Miscellaneous Protective Services								0	0	0
Animal Control	159,272							159,272	143,000	130,345
Other Public Safety								0	0	0
TOTAL (lines 1 - 10)	6,167,099	1,000				0		6,168,099	6,857,000	8,888,672
PUBLIC WORKS										
Roads, Bridges, & Sidewalks		1,459,936						1,459,936	1,429,500	1,153,288
Parking - Meter and Off-Street								0	0	0
Street Lighting		5,000						5,000	3,500	4,536
Traffic Control and Safety		21,500						21,500	32,000	34,322
Snow Removal		111,798						111,798	111,798	73,844
Highway Engineering								0	0	0
Street Cleaning		87,982						87,982	77,026	78,177
Airport	406,477							406,477	1,092,000	419,036
Garbage (if not Enterprise)								0	0	0
Other Public Works	122,000	307,432						429,432	572,300	582,084
TOTAL (lines 12 - 21)	528,477	1,993,648				0		2,522,125	3,318,124	2,345,287
HEALTH & SOCIAL SERVICES										
Welfare Assistance								0	0	0
City Hospital								0	0	0
Payments to Private Hospitals								0	0	0
Health Regulation and Inspection								0	0	0
Water, Air, and Mosquito Control								0	0	0
Community Mental Health								0	0	0
Other Health and Social Services								0	0	0
TOTAL (lines 23 - 29)	0	0				0		0	0	0
CULTURE & RECREATION										
Library Services	606,453	25,000						631,453	642,500	603,748
Museum, Band and Theater	100,500							100,500	150,000	124,779
Parks	373,493							373,493	1,730,000	664,746
Recreation	110,750							110,750	112,000	0
Cemetery	274,924							274,924	301,500	323,846
Community Center, Zoo, & Marina								0	0	0
Other Culture and Recreation	120,000							120,000	169,000	168,926
TOTAL (lines 31 - 37)	1,586,120	25,000				0		1,611,120	3,105,000	1,886,045

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39							0	0	0
Economic Development	40	235,000	100,000					335,000	770,000	207,113
Housing and Urban Renewal	41							0	0	0
Planning & Zoning	42	163,692						163,692	170,000	141,291
Other Com & Econ Development	43	3,500						3,500	2,500	2,146
TIF Rebates	44		36,000					36,000	10,268	10,268
TOTAL (lines 39 - 44)	45	235,000	136,000			0		538,192	952,768	360,818
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	410,195						410,195	400,500	378,128
Clerk, Treasurer, & Finance Adm.	47							0	40,000	681
Elections	48							0	3,500	0
Legal Services & City Attorney	49	160,000						160,000	180,000	137,678
City Hall & General Buildings	50	61,250						61,250	73,500	61,939
Tort Liability	51	433,125						433,125	435,000	541,914
Other General Government	52	55,000	875,000					930,000	1,080,000	163,574
TOTAL (lines 46 - 52)	53	1,119,570	875,000	0		0		1,994,570	2,212,500	1,283,914
DEBT SERVICE										
Gov Capital Projects	54			4,098,153	10,194,500			4,098,153	3,646,000	3,466,551
TIF Capital Projects	55							10,194,500	4,000,000	3,939,228
TOTAL CAPITAL PROJECTS	56							0	0	0
TOTAL CAPITAL PROJECTS	57	0	0		10,194,500	0		10,194,500	4,000,000	3,939,228
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	9,568,458	3,129,648	4,098,153	10,194,500	0		27,126,759	24,091,392	22,170,515
BUSINESS TYPE ACTIVITIES										
Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							0	0	0
Sewer Utility	60						2,926,791	2,926,791	3,255,000	2,517,528
Electric Utility	61							0	0	0
Gas Utility	62							0	0	0
Airport	63							0	0	0
Landfill/Garbage	64						1,254,276	1,254,276	1,360,000	873,572
Transit	65						392,427	392,427	475,000	390,584
Cable TV, Internet & Telephone	66							0	0	0
Housing Authority	67							0	0	0
Storm Water Utility	68							0	0	0
Other Business Type (city hosp., ISF, parking, etc.)	69							0	0	723,552
Enterprise DEBT SERVICE	70							0	0	80,533
Enterprise CAPITAL PROJECTS	71						75,000	75,000	0	446,401
Enterprise TIF CAPITAL PROJECTS	72							0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							0	0	0
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	9,568,458	3,129,648	4,098,153	10,194,500	0		4,648,494	5,090,000	5,032,170
Regular Transfers Out	75	8,500	4,455,000					31,775,253	29,181,392	27,202,685
Internal TIF Loan / Repayment Transfers Out	76							4,986,065	4,694,771	5,744,986
Total ALL Transfers Out	77	8,500	4,455,000	0	0	0		1,411,116	1,018,019	1,234,769
Total Expenditures & Fund Transfers Out (lines 74+77)	78	9,576,958	7,584,648	4,098,153	10,194,500	0		38,172,434	34,894,182	34,182,440
Ending Fund Balance June 30	79	991,143	4,265,080	1,342,246	2,237,748	526,495	4,641,190	14,405,565	16,651,974	19,861,336

REVENUES DETAIL

City Name: KEOKUK
Fiscal Year July 1, 2026 - June 30, 2027

	GENERAL	SPECIAL REVENUES	TIF/SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
REVENUES & OTHER FINANCING SOURCES										
Taxes Levied on Property	1 2,697,293	2,002,851		979,427	0			5,679,571	7,355,000	7,126,980
Less: Uncollected Property Taxes - Levy Year	2							0	0	0
Net Current Property Taxes (line 1 minus line 2)	3 2,697,293	2,002,851		979,427	0			5,679,571	7,355,000	7,126,980
Delinquent Property Taxes	4							0	0	0
TIF Revenues	5		1,877,726					1,877,726	1,620,000	1,569,643
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6 400,125	297,149		125,573	0			822,847	1,206,000	974,985
Utility franchise tax (Iowa Code Chapter 364.2)	7 1,449,000							1,449,000	1,200,000	1,144,240
Parimutuel wager tax	8							0	0	0
Gaming wager tax	9							0	112,880	238,784
Mobile Home Taxes	10							0	0	0
Hotel/Motel Taxes	11 350,000							350,000	300,000	351,757
Other Local Option Taxes	12	1,650,000						1,650,000	1,600,000	1,537,449
Subtotal - Other City Taxes (lines 6 thru 12)	13 2,199,125	1,947,149		125,573	0			4,271,847	4,418,880	4,247,215
Licenses & Permits	14 77,350							77,350	75,000	91,832
Use of Money & Property	15 292,000	3,050						295,050	327,020	748,233
Intergovernmental:										
Federal Grants & Reimbursements	16 25,000				5,820,000			5,845,000	2,777,000	337,248
Road Use Taxes	17	1,386,000						1,386,000	1,376,100	1,405,991
Other State Grants & Reimbursements	18 240,921	206,653	9,691	57,416				514,681	1,715,800	350,759
Local Grants & Reimbursements	19 277,878							277,878	265,000	264,982
Subtotal - Intergovernmental (lines 16 thru 19)	20 543,799	1,592,653	9,691	57,416	5,820,000			8,023,559	6,133,900	2,358,980
Charges for Fees & Service:										
Water Utility	21							0	0	0
Sewer Utility	22						3,378,000	3,378,000	3,039,040	2,969,284
Electric Utility	23							0	0	0
Gas Utility	24							0	0	0
Parking	25							0	0	0
Airport	26							0	0	0
Landfill/Garbage	27						1,117,300	1,117,300	1,085,350	1,045,630
Hospital	28							0	0	0
Transit	29						216,141	216,141	237,150	0
Cable TV, Internet & Telephone	30							0	0	0
Housing Authority	31							0	0	0
Storm Water Utility	32							0	0	0
Other Fees & Charges for Service	33 92,500				5,000			97,500	70,000	18,110
Subtotal - Charges for Service (lines 21 thru 33)	34 92,500	0		0	0	5,000	4,711,441	4,808,941	4,431,540	4,033,024
Special Assessments	35							0	0	0
Miscellaneous	36 490,800	904,500			90,000			1,485,300	1,610,190	2,199,011
Other Financing Sources:										
Regular Operating Transfers In	37 2,597,000	375,000		1,285,565	720,000		8,500	4,986,065	4,694,771	5,744,986
Internal TIF Loan Transfers In	38 25,000			1,386,116				1,411,116	1,018,019	1,234,769
Subtotal ALL Operating Transfers In	39 2,622,000	375,000	0	2,671,681	720,000	0	8,500	6,397,181	5,712,790	6,979,755
Proceeds of Debt (Excluding TIF Internal Borrowing)	40	200,000			2,809,000			3,009,000	0	5,273,964
Proceeds of Capital Asset Sales	41	500						500	500	1,002
Subtotal-Other Financing Sources (lines 38 thru 40)	42 2,622,000	575,500	0	2,671,681	3,529,000	0	8,500	9,406,681	5,713,290	12,254,721
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43 9,014,867	7,025,703	1,887,417	3,834,097	9,439,000	5,000	4,719,941	35,926,025	31,684,820	34,629,639
Beginning Fund Balance July 1	44 1,553,234	4,824,025	1,001,945	665,719	2,993,248	521,495	5,092,308	16,651,974	19,861,336	19,414,137
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45 10,568,101	11,849,728	2,889,362	4,499,816	12,432,248	526,495	9,812,249	52,577,999	51,546,156	54,043,776

ADOPTED BUDGET SUMMARY

City Name: **KEOKUK**
 Fiscal Year July 1, 2026 - June 30, 2027

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
Revenues & Other Financing Sources										
Taxes Levied on Property	1 2,697,293	2,002,851		979,427	0			5,679,571	7,355,000	7,126,980
Less: Uncollected Property Taxes-Levy Year	2 0	0		0	0			0	0	0
Net Current Property Taxes	3 2,697,293	2,002,851		979,427	0			5,679,571	7,355,000	7,126,980
Delinquent Property Taxes	4 0	0		0	0			0	0	0
TIF Revenues	5	1,877,726						1,877,726	1,620,000	1,569,643
Other City Taxes	6 2,199,125	1,947,149		125,573	0			4,271,847	4,418,880	4,247,215
Licenses & Permits	7 77,350	0					0	77,350	75,000	91,832
Use of Money and Property	8 292,000	3,050		0	0		0	295,050	327,020	748,233
Intergovernmental	9 543,799	1,592,653	9,691	57,416	5,820,000			8,023,559	6,133,900	2,358,980
Charges for Fees & Service	10 92,500	0		0	0	5,000	4,711,441	4,808,941	4,431,540	4,033,024
Special Assessments	11 0	0		0	0		0	0	0	0
Miscellaneous	12 490,800	904,500		0	90,000		0	1,485,300	1,610,190	2,199,011
Sub-Total Revenues	13 6,392,867	6,450,203	1,887,417	1,162,416	5,910,000	5,000	4,711,441	26,519,344	25,971,530	22,374,918
Other Financing Sources:										
Total Transfers In	14 2,622,000	375,000		2,671,681	720,000	0	8,500	6,397,181	5,712,790	6,979,755
Proceeds of Debt	15 0	200,000		0	2,809,000		0	3,009,000	0	5,273,964
Proceeds of Capital Asset Sales	16 0	500		0	0	0	0	500	500	1,002
Total Revenues and Other Sources	17 9,014,867	7,025,703	1,887,417	3,834,097	9,439,000	5,000	4,719,941	35,926,025	31,684,820	34,629,639
Expenditures & Other Financing Uses										
Public Safety	18 6,167,099	1,000						6,168,099	6,857,000	8,888,672
Public Works	19 528,477	1,993,648						2,522,125	3,318,124	2,345,287
Health and Social Services	20 0	0		0	0		0	0	0	0
Culture and Recreation	21 1,586,120	25,000						1,611,120	3,105,000	1,886,045
Community and Economic Development	22 167,192	235,000	136,000					538,192	952,768	360,818
General Government	23 1,119,570	875,000						1,994,570	2,212,500	1,283,914
Debt Service	24 0	0		4,098,153				4,098,153	3,646,000	3,466,551
Capital Projects	25 0	0		0	10,194,500			10,194,500	4,000,000	3,939,228
Total Government Activities Expenditures	26 9,568,458	3,129,648	136,000	4,098,153	10,194,500	0		27,126,759	24,091,392	22,170,515
Business Type Proprietary: Enterprise & ISF	27						4,648,494	4,648,494	5,090,000	5,032,170
Total Gov & Bus Type Expenditures	28 9,568,458	3,129,648	136,000	4,098,153	10,194,500	0	4,648,494	31,775,253	29,181,392	27,202,685
Total Transfers Out	29 8,500	4,455,000	1,411,116	0	0	0	522,565	6,397,181	5,712,790	6,979,755
Total ALL Expenditures/Fund Transfers Out	30 9,576,958	7,584,648	1,547,116	4,098,153	10,194,500	0	5,171,059	38,172,434	34,894,182	34,182,440
Excess Revenues & Other Sources Over	31									
(Under) Expenditures/Transfers Out	32 -562,091	-558,945	340,301	-264,056	-755,500	5,000	-451,118	-2,246,409	-3,209,362	447,199
Beginning Fund Balance July 1	33 1,553,234	4,824,025	1,001,945	665,719	2,993,248	521,495	5,092,308	16,651,974	19,861,336	19,414,137
Ending Fund Balance June 30	34 991,143	4,265,080	1,342,246	401,663	2,237,748	526,495	4,641,190	14,405,565	16,651,974	19,861,336

LONG TERM DEBT SCHEDULE - LT DEBT2

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	31	-								0
	32	-								0
	33	-								0
	34	-								0
	35	-								0
	36	-								0
	37	-								0
	38	-								0
	39	-								0
	40	-								0
	41	-								0
	42	-								0
	43	-								0
	44	-								0
	45	-								0
	46	-								0
	47	-								0
	48	-								0
	49	-								0
	50	-								0
	51	-								0
	52	-								0
	53	-								0
	54	-								0
	55	-								0
	56	-								0
	57	-								0
	58	-								0
	59	-								0
	60	-								0
TOTALS				3,374,000	786,251	4,160,251	15,602	0	3,070,853	1,105,000

LONG TERM DEBT SCHEDULE - LT DEBT3

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	61	-				0				0
	62	-				0				0
	63	-				0				0
	64	-				0				0
	65	-				0				0
	66	-				0				0
	67	-				0				0
	68	-				0				0
	69	-				0				0
	70	-				0				0
	71	-				0				0
	72	-				0				0
	73	-				0				0
	74	-				0				0
	75	-				0				0
	76	-				0				0
	77	-				0				0
	78	-				0				0
	79	-				0				0
	80	-				0				0
	81	-				0				0
	82	-				0				0
	83	-				0				0
	84	-				0				0
	85	-				0				0
	86	-				0				0
	87	-				0				0
	88	-				0				0
	89	-				0				0
	90	-				0				0
TOTALS				3,374,000	786,251	4,160,251	15,602	0	3,070,853	1,105,000

LONG TERM DEBT SCHEDULE - LT DEBT4

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	91	-				0				0
	92	-				0				0
	93	-				0				0
	94	-				0				0
	95	-				0				0
	96	-				0				0
	97	-				0				0
	98	-				0				0
	99	-				0				0
	100	-				0				0
	101	-				0				0
	102	-				0				0
	103	-				0				0
	104	-				0				0
	105	-				0				0
	106	-				0				0
	107	-				0				0
	108	-				0				0
	109	-				0				0
	110	-				0				0
	111	-				0				0
	112	-				0				0
	113	-				0				0
	114	-				0				0
	115	-				0				0
	116	-				0				0
	117	-				0				0
	118	-				0				0
	119	-				0				0
	120	-				0				0
TOTALS				3,374,000	786,251	4,160,251	15,602	0	3,070,853	1,105,000

LONG TERM DEBT SCHEDULE - LT DEBTS

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	121	-				0				0
	122	-				0				0
	123	-				0				0
	124	-				0				0
	125	-				0				0
	126	-				0				0
	127	-				0				0
	128	-				0				0
	129	-				0				0
	130	-				0				0
	131	-				0				0
	132	-				0				0
	133	-				0				0
	134	-				0				0
	135	-				0				0
	136	-				0				0
	137	-				0				0
	138	-				0				0
	139	-				0				0
	140	-				0				0
	141	-				0				0
	142	-				0				0
	143	-				0				0
	144	-				0				0
	145	-				0				0
	146	-				0				0
	147	-				0				0
	148	-				0				0
	149	-				0				0
	150	-				0				0
TOTALS				3,374,000	786,251	4,160,251	15,602	0	3,070,853	1,105,000

LONG TERM DEBT SCHEDULE - LT DEBT6

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	151	-				0				0
	152	-				0				0
	153	-				0				0
	154	-				0				0
	155	-				0				0
	156	-				0				0
	157	-				0				0
	158	-				0				0
	159	-				0				0
	160	-				0				0
	161	-				0				0
	162	-				0				0
	163	-				0				0
	164	-				0				0
	165	-				0				0
	166	-				0				0
	167	-				0				0
	168	-				0				0
	169	-				0				0
	170	-				0				0
	171	-				0				0
	172	-				0				0
	173	-				0				0
	174	-				0				0
	175	-				0				0
	176	-				0				0
	177	-				0				0
	178	-				0				0
	179	-				0				0
	180	-				0				0
TOTALS				3,374,000	786,251	4,160,251	15,602	0	3,070,853	1,105,000

LONG TERM DEBT SCHEDULE - GRAND TOTALS

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2027	Interest Due FY 2027	Total Obligation Due FY 2027	Bond Reg./ Paying Agent Fees Due FY 2027	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	3,304,000	778,551	4,082,551	15,602	0	2,993,153	1,105,000
NON GO - TOTAL	70,000	7,700	77,700	0	0	77,700	0
GRAND - TOTAL	3,374,000	786,251	4,160,251	15,602	0	3,070,853	1,105,000

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
The estimated tax levy rate per \$1000 valuation on Agricultural property is	3.00375

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
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		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

BUDGET OVERVIEW
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MEMO TO: Honorable Mayor and City Council Members
FROM: Jim Ferneau, City Administrator
DATE: April 13, 2026
SUBJECT: Fiscal Year 2027 Budget

Introduction

On behalf of the City's department head and staff, I am pleased to present the final Fiscal Year (FY) 2027 Budget for the City of Keokuk for your approval. The City experienced an overall 10.15% increase in assessed valuations based on the January 1, 2025 assessments. After applying the state mandated rollbacks, the City experienced taxable growth of 4.04% over the prior year. Because of the tax limitations already in place through previous state legislation, revenue growth for base general fund taxation purposes were limited to 2% for the new fiscal year. Ultimately, the overall tax levy for the City of Keokuk as presented for approval is designed to decrease from \$26.25665/\$1,000 of taxable valuation to \$19.68079/\$1,000. The overall property tax revenues expected to be generated in Fiscal Year 2027 will be approximately 22.6% less than what is expected to be collected in the current fiscal year (2026).

Challenges

The General Fund budget for Fiscal Year 2027 initially was presented with a \$1.7 million shortfall if the Council desired to maintain operations as they are currently structured. A significant amount of pain and hardship was involved in finding an avenue that included a combination of new revenue sources and reduced operations as part of reaching a budget that will be balanced once all budgeted changes are ultimately made. The most significant item that will take time to implement is the planned increase to utility franchise fees from the current level of 2% for gas/3% for electricity to 5% for each, the maximum allowable by state code. This change will not take effect until well over half of the fiscal year has transpired, meaning that the City of Keokuk will not receive the full benefit of this new revenue source during the first year of its implementation.

Budget Comparison

The approved FY2026 budget, excluding transfers, included expenditures across all funds of \$29,100,497. The proposed FY2027 budget, excluding transfers, includes expenditures across all funds of \$31,775,253. This represents an increase of \$2,674,756. The largest two components of this change include a \$3,200,000 decrease in general fund expenditures and a \$6,200,000 increase in anticipated capital project expenditures, most notably our Brownfield cleanup efforts at the former Elkem Site.

General Fund

General Fund revenues for FY2027 are estimated at \$9,014,867, with proposed expenditures totaling \$9,576,958. This results in planned deficit spending of \$562,091. This deficit is due to

the necessity of waiting until January 1, 2027 to implement changes to the municipal gas and electric franchise fee amounts, with a projection to only be able to account for about 33% of a year's revenue from this altered revenue stream. The FY2027 ending General Fund balance is projected at \$1,115,050 which represents 12.4% of budgeted revenue. This is significantly below the 20-30% ending balance recommended as a best practice by municipal rating agencies.

Tax Levy Rate

As noted above, the overall City Levy will rate will decrease from the FY2026 rate of \$26.25665 to the proposed levy rate for FY2027 of \$19.68079. The primary driver on this significant rate decrease is the ability of the City to reduce our Debt Service levy from approximately \$7.50/\$1,000 valuation to \$3.00/\$1,000 in FY2027. The main factors associated with this levy reduction is the ability of the Tax Increment Fund (TIF) to fully cover debt previously authorized to be paid with TIF funds and for the Sewer Department to cover a portion of its debt out of operating revenues.

Employment Costs

Employer contribution rates for the IEPRS regular class did not change for FY2027 and decreased slightly for the IPERS protected class. The regular class employer contribution rate remains at 9.44%, and the protected class rate decreased from 9.31% to 9.185%. The employer contribution rate for the Municipal Fire and Police Retirement System of Iowa (MFPRSI) decreased slightly from 22.555% to 21.859%.

The City continues to work with its health insurance consultant, Iowa Governmental Health Care Plan (IGHCP). The current health insurance plan offers a high-deductible, fully funded plan through Wellmark, paired with a self-funded health reimbursement arrangement that reduces deductible and out-of-pocket costs for our employees. Renewal rates for the City's health insurance plan, which renews on July 1, were 3% overall. Participation in IGCHP has allowed the City to maintain an annual average total healthcare cost increase of just under 3% since joining the group in Fiscal Year 2007.

All three bargaining units for the City of Keokuk will be on their third and final year of their current contracts in Fiscal Year 2027. All three employee groups will receive an annual pay increase of 4% for the final year of these contracts effective July 1, 2026. The remaining employees not involved in these bargaining units will receive a lower pay increase of 3% due to one of the items agreed upon by the City Council to achieve cost savings in next year's budget.

CITY OF KEOKUK PROJECTED FUND BALANCES

RE-ESTIMATED FY 25/26	Fund	Balance	Re-Est. 25/26	Re-Est. 25/26	Re-Est. 25/26	Re-Est. 25/26	Projected
	Number	7/1/2025	Revenues	Transfers In	Expenditures	Transfers Out	Balance 6/30/2026
General	001	\$ 4,022,182.56	\$ 7,727,975.00	\$ 3,054,000.00	\$ 12,787,245.00	\$ 339,771.00	\$ 1,677,141.56
Special Revenue							
Park Maintenance	002	\$ 93,625.76	\$ 51,000.00		\$ 35,000.00		\$ 109,625.76
Asset Forfeiture	003	\$ -	\$ 1,271.00		\$ -		\$ 1,271.00
Pub Works Equipment	087	\$ 12,800.78	\$ -		\$ -		\$ 12,800.78
Road Use Tax	110	\$ 1,921,304.59	\$ 1,376,100.00	\$ 335,000.00	\$ 1,905,499.00		\$ 1,726,905.59
Employee Benefits	112	\$ 612,379.07	\$ 3,003,020.00		\$ 100,000.00	\$ 2,555,000.00	\$ 960,399.07
Emergency Levy	119	\$ 211,960.22	\$ -		\$ -		\$ 211,960.22
Local Option Sales Tax	121	\$ 1,158,647.83	\$ 1,600,000.00			\$ 1,500,000.00	\$ 1,258,647.83
Economic Development Fund	160	\$ 43,878.67	\$ 975,500.00		\$ 770,000.00	\$ -	\$ 249,378.67
Housing	165	\$ -	\$ -		\$ -		\$ -
Library Trust	167	\$ 145,002.14	\$ 10,000.00		\$ 15,500.00		\$ 139,502.14
Theatre Reserve	168	\$ 1,051.17	\$ -		\$ -		\$ 1,051.17
Tolmie Park Reserve	169	\$ 97,568.85	\$ 4,000.00		\$ 20,000.00		\$ 81,568.85
Pool Reserve	182	\$ 1,070.00	\$ -		\$ -		\$ 1,070.00
American Rescue Plan Funds	199	\$ 0.00	\$ -		\$ -		\$ 0.00
Internal Service Fund - Health Insurance	810	\$ 12,270.32	\$ 760,000.00		\$ 735,000.00		\$ 37,270.32
Tax Increment Financing	125	\$ 398,200.39	\$ 1,672,000.00		\$ 10,268.00	\$ 1,018,019.00	\$ 1,041,913.39
Debt Service Fund	200	\$ 11,931.40	\$ 2,615,768.00	\$ 1,684,019.00	\$ 3,645,241.00		\$ 666,477.40
Trust & Agency							
Perpetual Care Fund	500	\$ 517,495.29	\$ 4,000.00		\$ -		\$ 521,495.29
Capital Improvement Funds							
General Capital							
Streets	301	\$ 4,535,685.06	\$ 954,190.15	\$ 300,000.00	\$ 2,769,000.00		\$ 3,020,875.21
Barge	302	\$ -	\$ -		\$ -		\$ -
SID Center	303	\$ 2,182.77	\$ 90,000.00	\$ 330,000.00	\$ 420,664.10		\$ 1,518.67
Brownfield-Elkem Site	304	\$ (18,809.67)	\$ 800,000.00		\$ 800,000.00		\$ (18,809.67)
Airport	305	\$ -	\$ -	\$ -	\$ -		\$ -
Facilities & Equipment	306	\$ -	\$ -		\$ -		\$ -
Proprietary Funds							
Sewer	610	\$ 1,359,121.72	\$ 3,039,000.00		\$ 2,652,870.00	\$ -	\$ 1,745,251.72
Sewer Capital							
Sewer Improvement Reserve (2023 Bond)	611	\$ 993,049.67	\$ 40.00		\$ 560,000.00		\$ 433,089.67
Sewer Equipment Replacement	612	\$ -	\$ -		\$ -		\$ -
Sewer Capital Project	613	\$ 185,837.94	\$ -		\$ 40,000.00		\$ 145,837.94
Sewer Improvement Reserve	614	\$ 31,570.28	\$ -		\$ -		\$ 31,570.28
Sewer Point Repair	617	\$ 1,157,219.40	\$ -		\$ -		\$ 1,157,219.40
Sanitation/Solid Waste	670	\$ 548,682.39	\$ 1,085,350.00		\$ 1,359,450.00		\$ 274,582.39
Bridge	690	\$ 1,828,854.56	\$ 237,150.00	\$ 8,500.00	\$ 474,760.00		\$ 1,599,744.56
		\$ 19,884,763.16	\$ 26,006,364.15	\$ 5,711,519.00	\$ 29,100,497.10	\$ 5,412,790.00	\$ 17,089,359.21

CITY OF KEOKUK PROJECTED FUND BALANCES

PROJECTED FY 26/27		Projected	Recommended	Recommended	Recommended	Recommended	Projected
Fund	Balance	Revenues	Transfers	Expenditures	Transfers	Balance	
Number	7/1/2026		In		Out	6/30/2027	
General	001	\$ 1,677,141.56	\$ 6,392,867.00	\$ 2,622,000.00	\$ 9,568,458.00	\$ 8,500.00	\$ 1,115,050.56
Special Revenue							
Park Maintenance	002	\$ 109,625.76	\$ 7,000.00		\$ -		\$ 116,625.76
Asset Forfeiture	003	\$ 1,271.00	\$ -		\$ 1,000.00		\$ 271.00
Pub Works Equipment	087	\$ 12,800.78	\$ -		\$ -		\$ 12,800.78
Road Use Tax	110	\$ 1,726,905.59	\$ 1,456,373.00	\$ 375,000.00	\$ 1,993,648.00		\$ 1,564,630.59
Employee Benefits	112	\$ 960,399.07	\$ 2,502,330.00		\$ 100,000.00	\$ 2,675,000.00	\$ 687,729.07
Emergency Levy	119	\$ 211,960.22	\$ -		\$ -		\$ 211,960.22
Local Option Sales Tax	121	\$ 1,258,647.83	\$ 1,650,000.00			\$ 1,700,000.00	\$ 1,208,647.83
Economic Development Fund	160	\$ 249,378.67	\$ 45,500.00		\$ 35,000.00	\$ 80,000.00	\$ 179,878.67
Housing	165	\$ -	\$ 200,000.00		\$ 200,000.00		\$ -
Library Trust	167	\$ 139,502.14	\$ 11,500.00		\$ 25,000.00		\$ 126,002.14
Theatre Reserve	168	\$ 1,051.17	\$ -		\$ -		\$ 1,051.17
Tolmie Park Reserve	169	\$ 81,568.85	\$ 3,000.00		\$ -		\$ 84,568.85
Pool Reserve	182	\$ 1,070.00	\$ -		\$ -		\$ 1,070.00
American Rescue Plan Funds	199	\$ 0.00	\$ -		\$ -		\$ 0.00
Internal Service Fund - Health Insurance	810	\$ 37,270.32	\$ 775,000.00		\$ 775,000.00		\$ 37,270.32
Tax Increment Financing	125	\$ 1,041,913.39	\$ 1,887,417.00		\$ 136,000.00	\$ 1,411,116.00	\$ 1,382,214.39
Debt Service Fund	200	\$ 666,477.40	\$ 1,162,416.00	\$ 2,671,681.00	\$ 4,098,153.00		\$ 402,421.40
Trust & Agency							
Perpetual Care Fund	500	\$ 521,495.29	\$ 5,000.00		\$ -		\$ 526,495.29
Capital Improvement Funds							
General Capital							
Streets	301	\$ 3,020,875.21	\$ 2,600,000.00	\$ 590,000.00	\$ 3,950,000.00		\$ 2,260,875.21
Barge	302	\$ -	\$ -		\$ -		\$ -
SID Center	303	\$ 1,518.67	\$ 90,000.00	\$ 80,000.00	\$ 171,500.00		\$ 18.67
Brownfield-Elkem Site	304	\$ (18,809.67)	\$ 4,500,000.00		\$ 4,500,000.00		\$ (18,809.67)
Airport	305	\$ -	\$ 820,000.00	\$ 50,000.00	\$ 864,000.00		\$ 6,000.00
Facilities & Equipment	306	\$ -	\$ 709,000.00		\$ 709,000.00		\$ -
Proprietary Funds							
Sewer	610	\$ 1,745,251.72	\$ 3,378,000.00		\$ 2,926,791.00	\$ 522,565.00	\$ 1,673,895.72
Sewer Capital							
Sewer Improvement Reserve (2023 Bond)	611	\$ 433,089.67	\$ -		\$ -		\$ 433,089.67
Sewer Equipment Replacement	612	\$ -	\$ -		\$ -		\$ -
Sewer Capital Project	613	\$ 145,837.94	\$ -		\$ 75,000.00		\$ 70,837.94
Sewer Improvement Reserve	614	\$ 31,570.28	\$ -		\$ -		\$ 31,570.28
Sewer Point Repair	617	\$ 1,157,219.40	\$ -		\$ -		\$ 1,157,219.40
Sanitation/Solid Waste	670	\$ 274,582.39	\$ 1,117,300.00		\$ 1,254,276.00		\$ 137,606.39
Bridge	690	\$ 1,599,744.56	\$ 230,141.00	\$ 8,500.00	\$ 392,427.00		\$ 1,445,958.56
		\$17,089,359.21	\$29,542,844.00	\$6,397,181.00	\$31,775,253.00	\$6,397,181.00	\$14,856,950.21

CITY OF KEOKUK

ASSESSED VALUATION COMPARISON

ASSESSED Value as of	1/1/2024	1/1/2025		
PROPERTY CLASS	2025-2026	2026-2027	\$ Change	% Change
Residential Property	\$ 363,572,437	\$ 396,487,171	\$ 32,914,734	9.05%
Commercial Property	\$ 96,672,247	\$ 108,152,367	\$ 11,480,120	11.88%
Industrial Property	\$ 32,366,987	\$ 34,391,825	\$ 2,024,838	6.26%
Railroads	\$ 8,234,261	\$ 7,887,916	\$ (346,345)	-4.21%
Gas & Electric	\$ 232,119,972	\$ 258,035,660	\$ 25,915,688	11.16%
Sub-total	\$ 732,965,904	\$ 804,954,939	\$ 71,989,035	9.82%
less Military Tax Exemption	\$ 5,867,738	\$ 5,840,811	\$ (26,927)	-0.46%
ASSESSED VALUATION EXCLUDING T.I.F.	\$ 727,098,166	\$ 799,114,128	\$ 72,015,962	9.90%
TAX INCREMENT VALUES (T.I.F.)	\$ 39,641,049	\$ 45,420,247	\$ 5,779,198	14.58%
TOTAL CITY ASSESSED VALUATION	\$ 766,739,215	\$ 844,534,375	\$ 77,795,160	10.15%

AG VALUATIONS				
Land	\$ 364,860	\$ 176,000	\$ (188,860)	-51.76%
Buildings	\$ 21,080	\$ 23,950	\$ 2,870	13.61%
	\$ 385,940	\$ 199,950	\$ (185,990)	-48.19%

Notes: 2025 values:

Residential Rollback decreased from 47.4316% to 44.5345%

*-Commercial, Industrial and Railroad Rollback remains at 90%

Agricultural Rollback decreased from 73.8575% to 59.4401%

*-The first \$150,000 of taxable valuation on commercial, industrial, and railroad properties is subject to the current residential rollback (44.5345%); any value over \$150,000 is subject to the 90% rollback

CITY OF KEOKUK

TAXABLE VALUATION COMPARISON

TAXABLE Value as of	1/1/2024	1/1/2025		
PROPERTY CLASS	2025-2026	2026-2027	\$ Change	% Change
Residential Property	\$ 171,814,975	\$ 175,756,085	\$ 3,941,110	2.29%
Commercial Property	\$ 71,339,080	\$ 79,369,241	\$ 8,030,161	11.26%
Industrial Property	\$ 23,866,297	\$ 25,498,015	\$ 1,631,718	6.84%
Railroads	\$ 7,340,990	\$ 7,024,526	\$ (316,464)	-4.31%
Gas & Electric	\$ 42,545,929	\$ 41,809,740	\$ (736,189)	-1.73%
Sub-total	\$ 316,907,271	\$ 329,457,607	\$ 12,550,336	3.96%
less Military Tax Exemption	\$ 5,867,738	\$ 5,840,811	\$ (26,927)	-0.46%
ASSESSED VALUATION EXCLUDING T.I.F.	\$ 311,039,533	\$ 323,616,796	\$ 12,577,263	4.04%
TAX INCREMENT VALUES (T.I.F.)	\$ 38,986,120	\$ 44,291,421	\$ 5,305,301	13.61%
TOTAL CITY ASSESSED VALUATION	\$ 350,025,653	\$ 367,908,217	\$ 17,882,564	5.11%

AG VALUATIONS				
Land	\$ 269,477	\$ 104,615	\$ (164,862)	-61.18%
Buildings	\$ 15,569	\$ 14,236	\$ (1,333)	-8.56%
	\$ 285,046	\$ 118,851	\$ (166,195)	-58.30%

Notes: 2025 values:

Residential Rollback decreased from 47.4316% to 44.5345%

*-Commercial, Industrial and Railroad Rollback remains at 90%

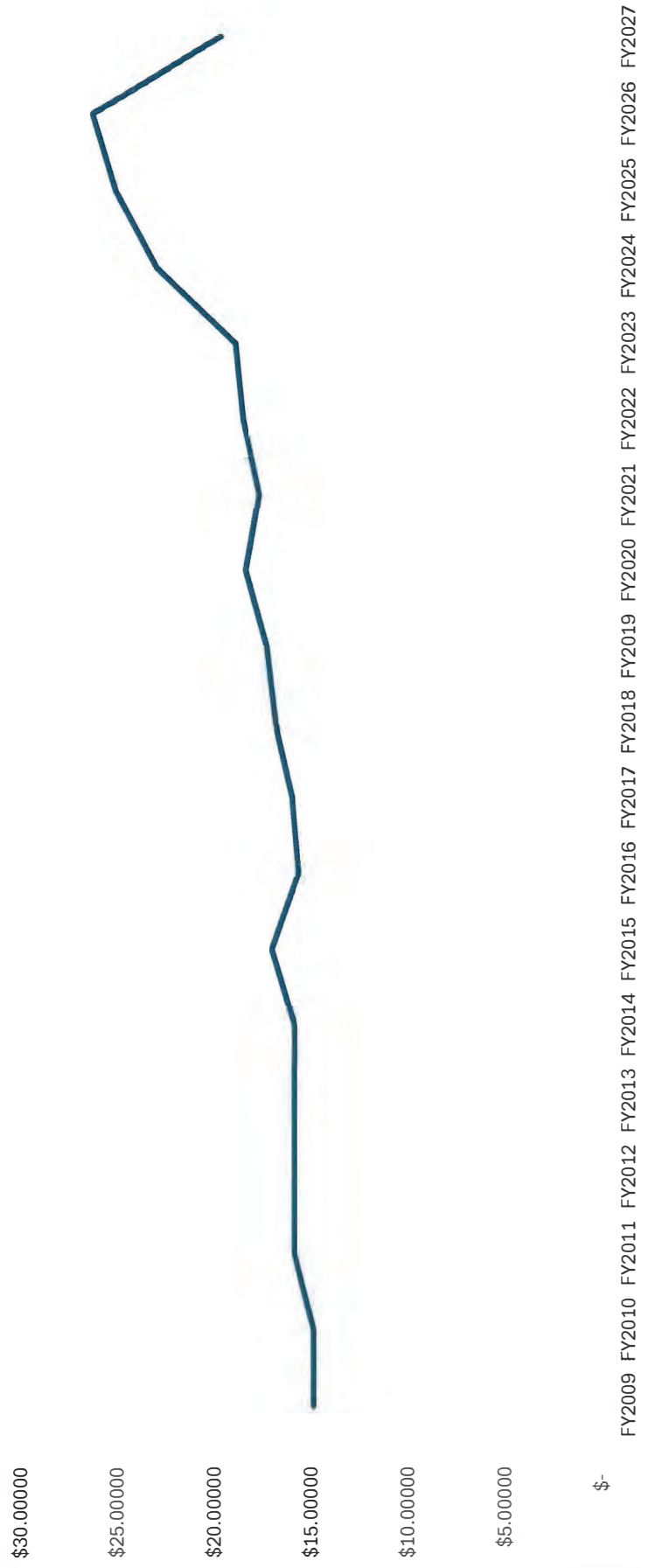
Agricultural Rollback decreased from 73.8575% to 59.4401%

*-The first \$150,000 of taxable valuation on commercial, industrial, and railroad properties is subject to the current residential rollback (44.5345%); any value over \$150,000 is subject to the 90% rollback

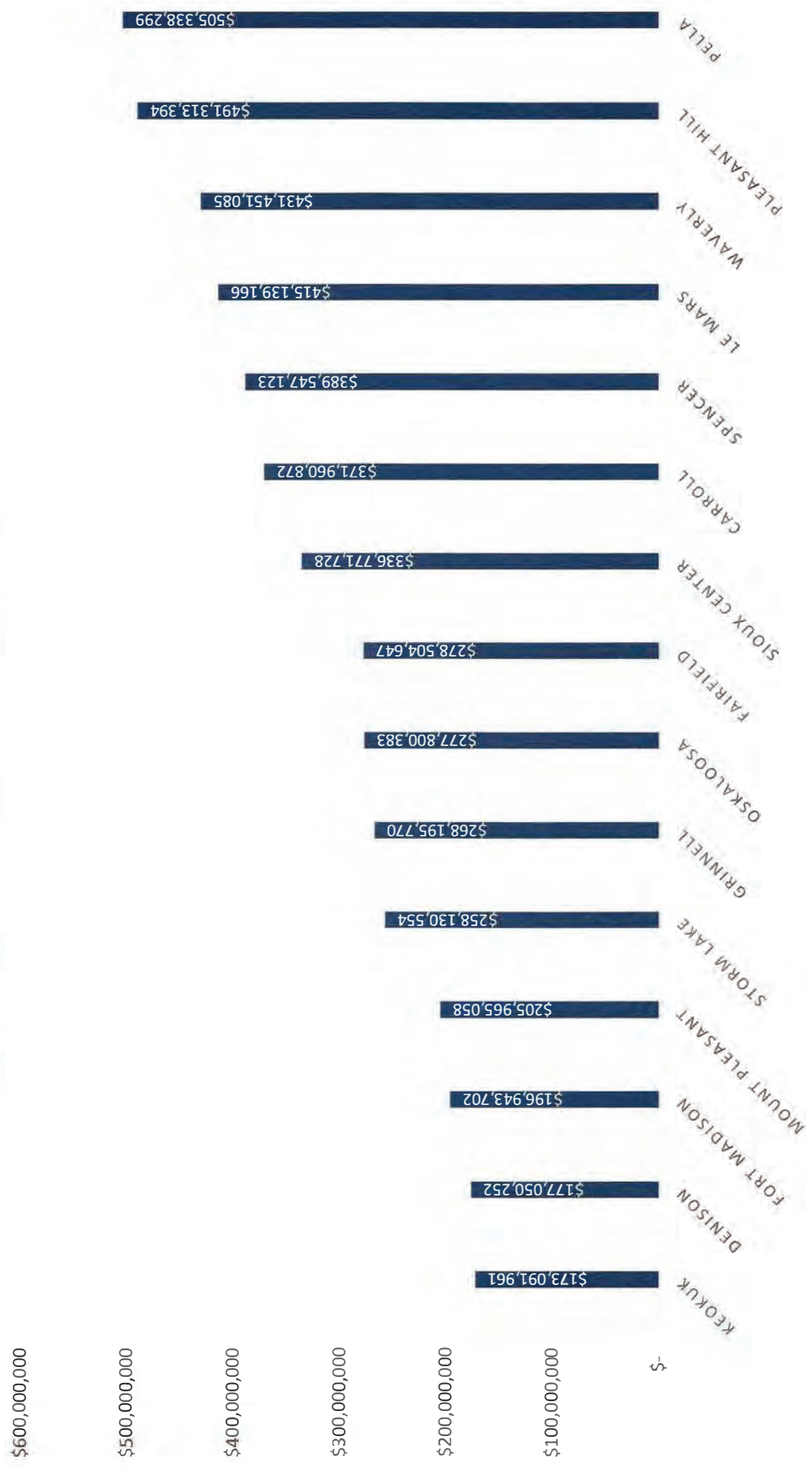
Proposed Property Tax Levy

Levy	FY26 Rate	FY27 Rate	Change
Regular General Levy	\$ 8.37000	\$ 8.20588	\$ (0.16412)
Opr & Maint Publicly	\$ 0.02733	\$ 0.02627	\$ (0.00106)
Liability, Property, &	\$ 1.32620	\$ 1.33800	\$ 0.01180
Police & Fire Pension	\$ 2.40730	\$ 2.16305	\$ (0.24425)
FICA & IPERS	\$ 1.25907	\$ 0.92702	\$ (0.33205)
Other Employee Ben	\$ 5.40638	\$ 4.01710	\$ (1.38928)
Debt Service	\$ 7.46037	\$ 3.00347	\$ (4.45690)
Total Levy	\$ 26.25665	\$ 19.68079	\$ (6.57586)

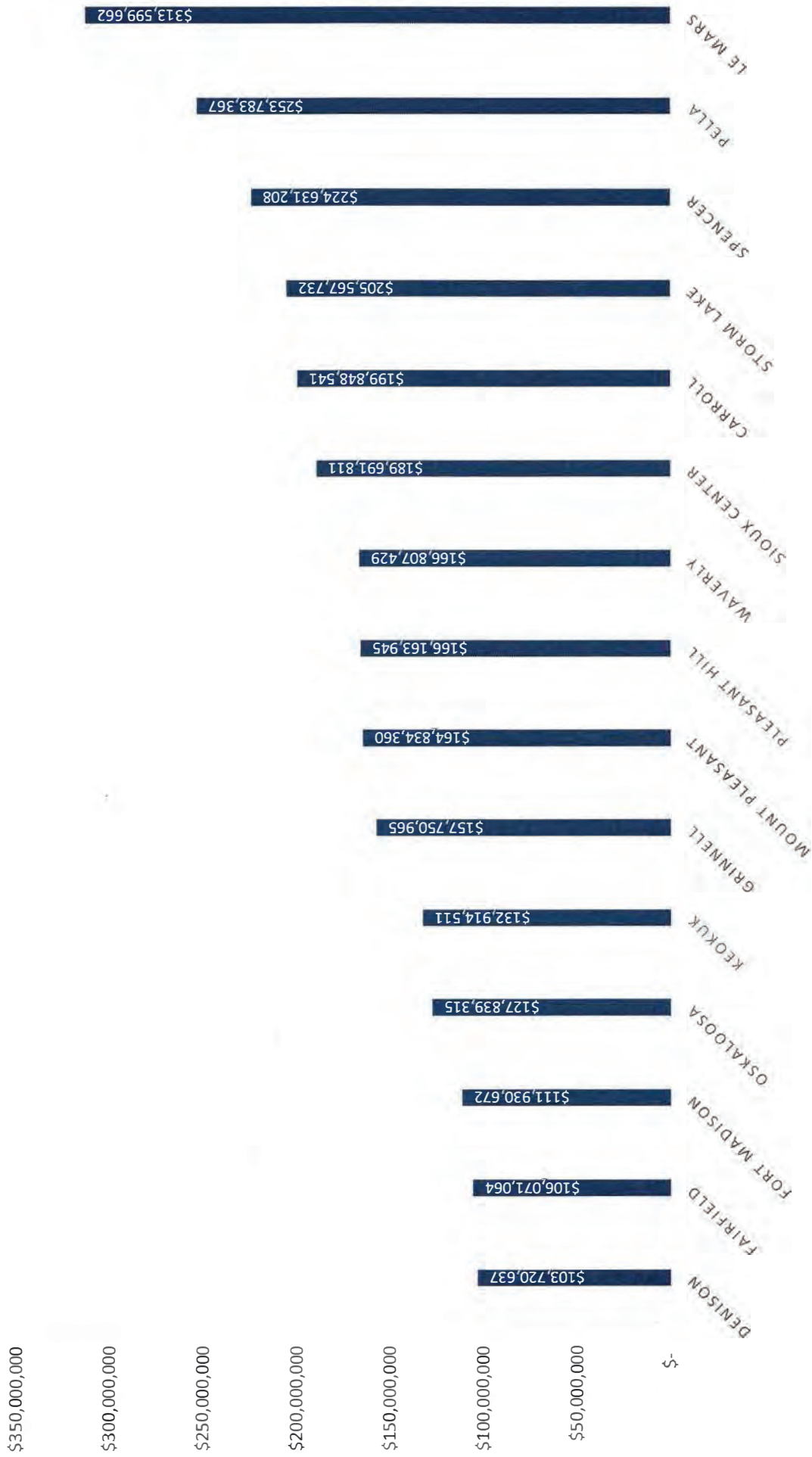
Lewy Rate Change over Time



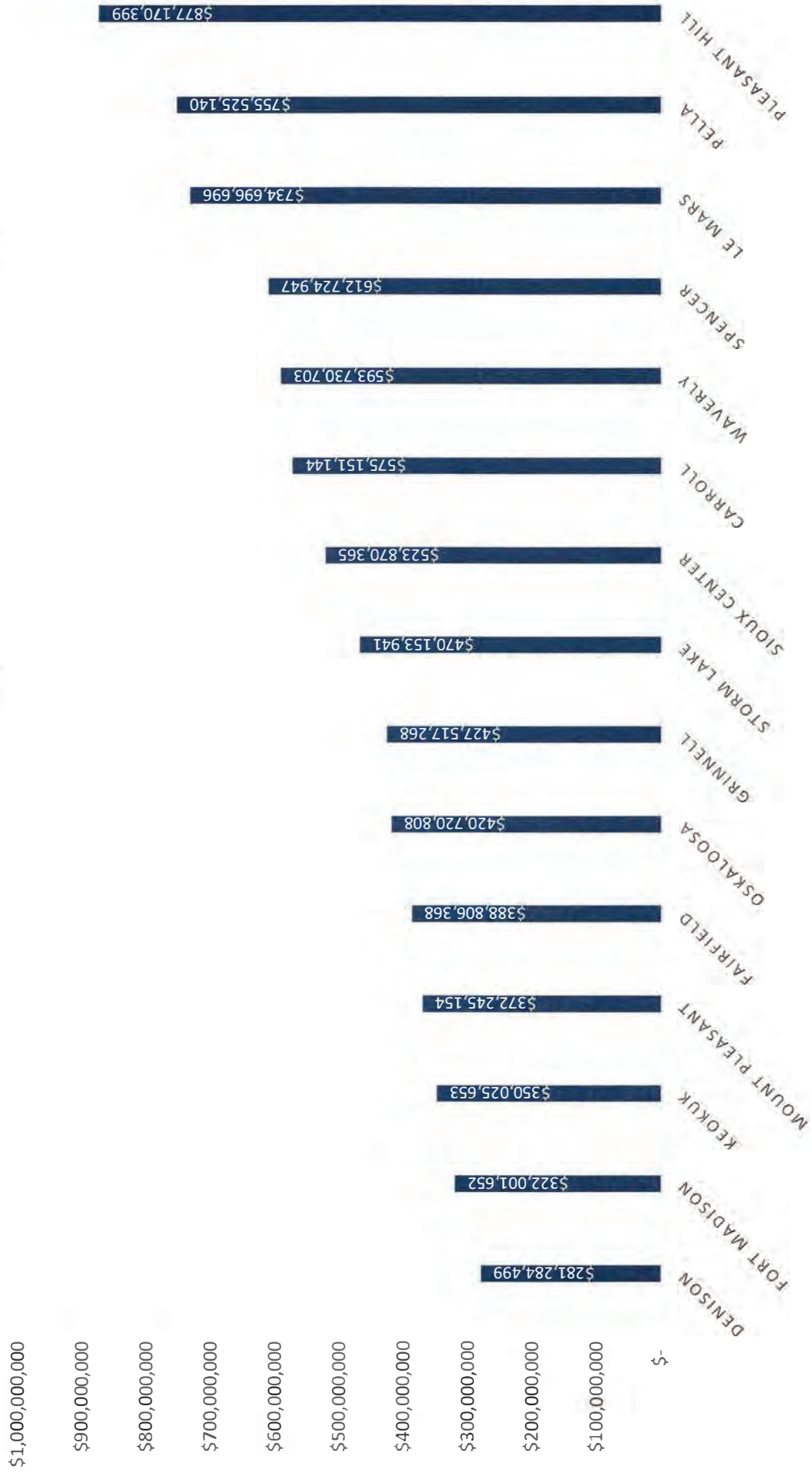
1/1/2024 RESIDENTIAL TAXABLE VALUATION FOR FY2026 TAX LEVIES



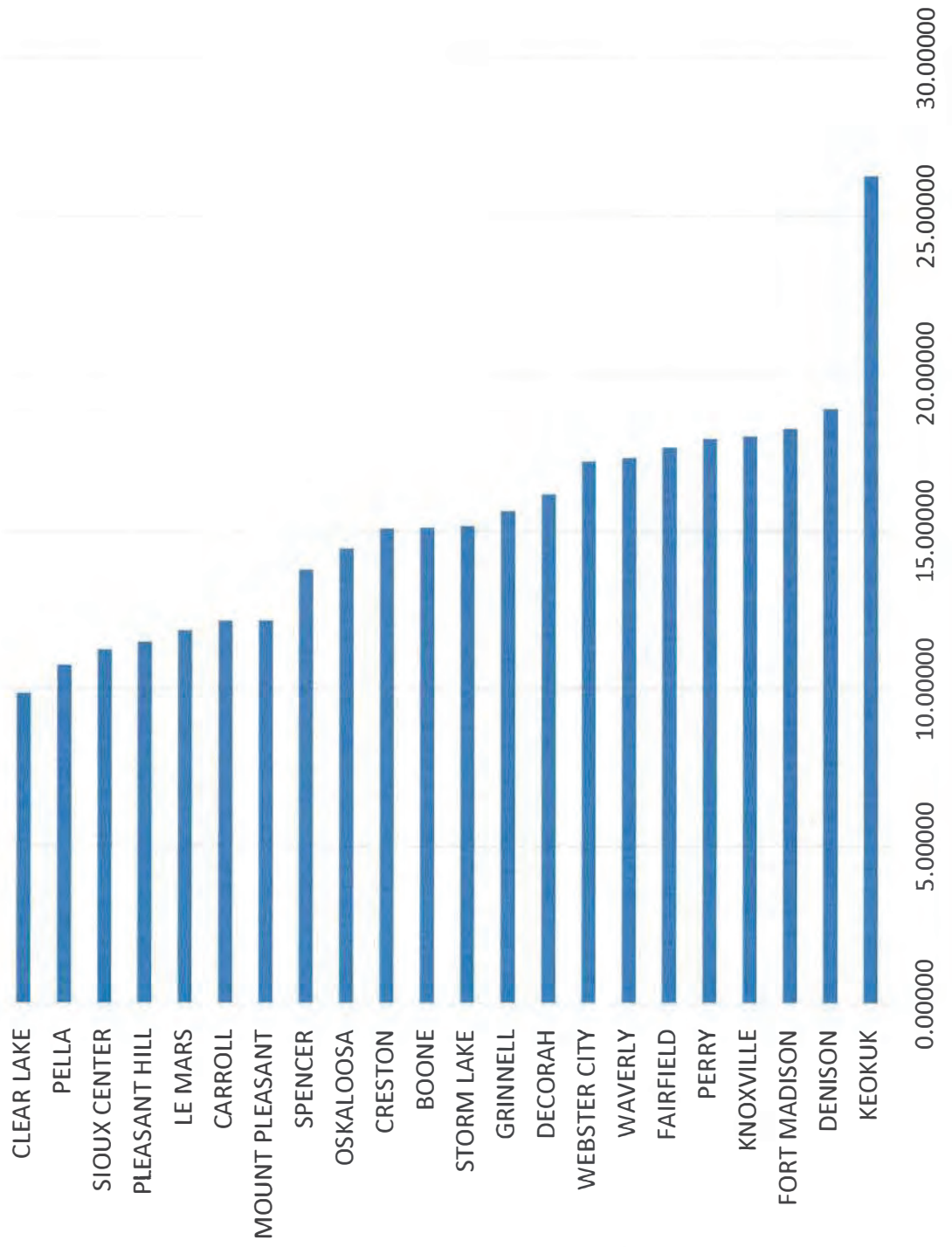
1/1/2024 COMMERCIAL & INDUSTRIAL TAXABLE VALUATION FOR FY2026 TAX LEVIES



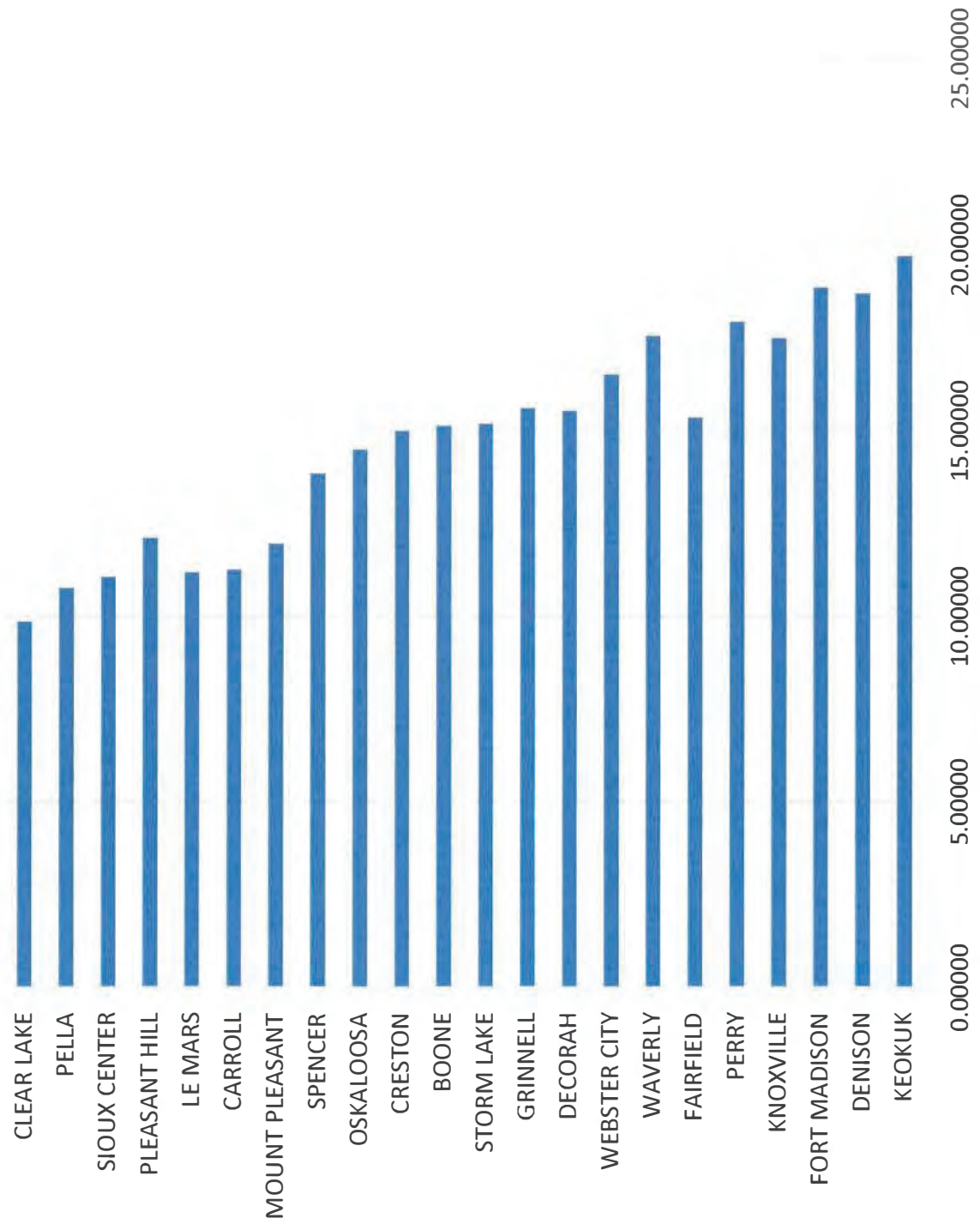
1/1/2024 TOTAL TAXABLE VALUATION FOR FY2026 TAX LEVIES



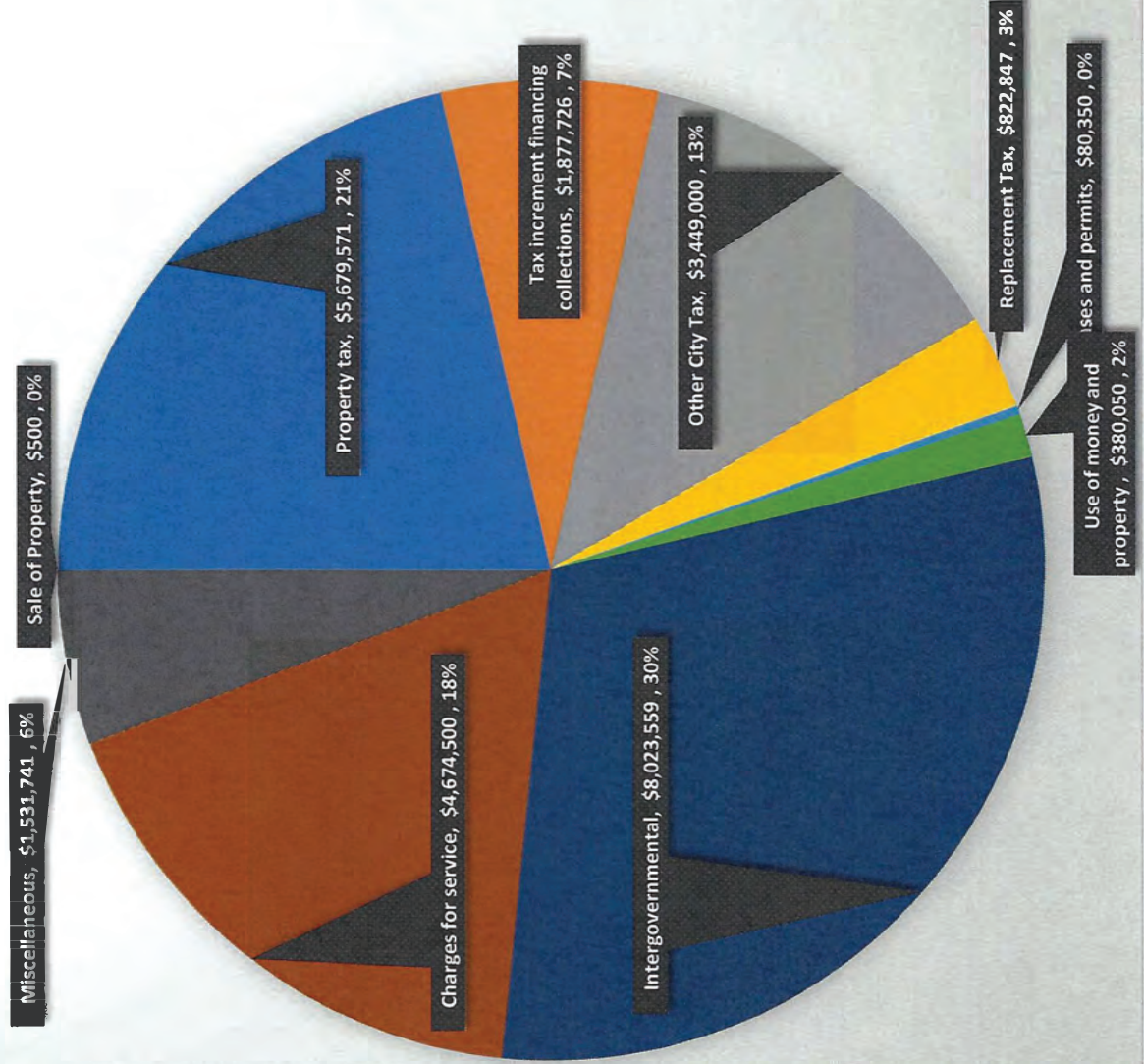
Property Tax Levy Comparisons Fiscal Year 2026



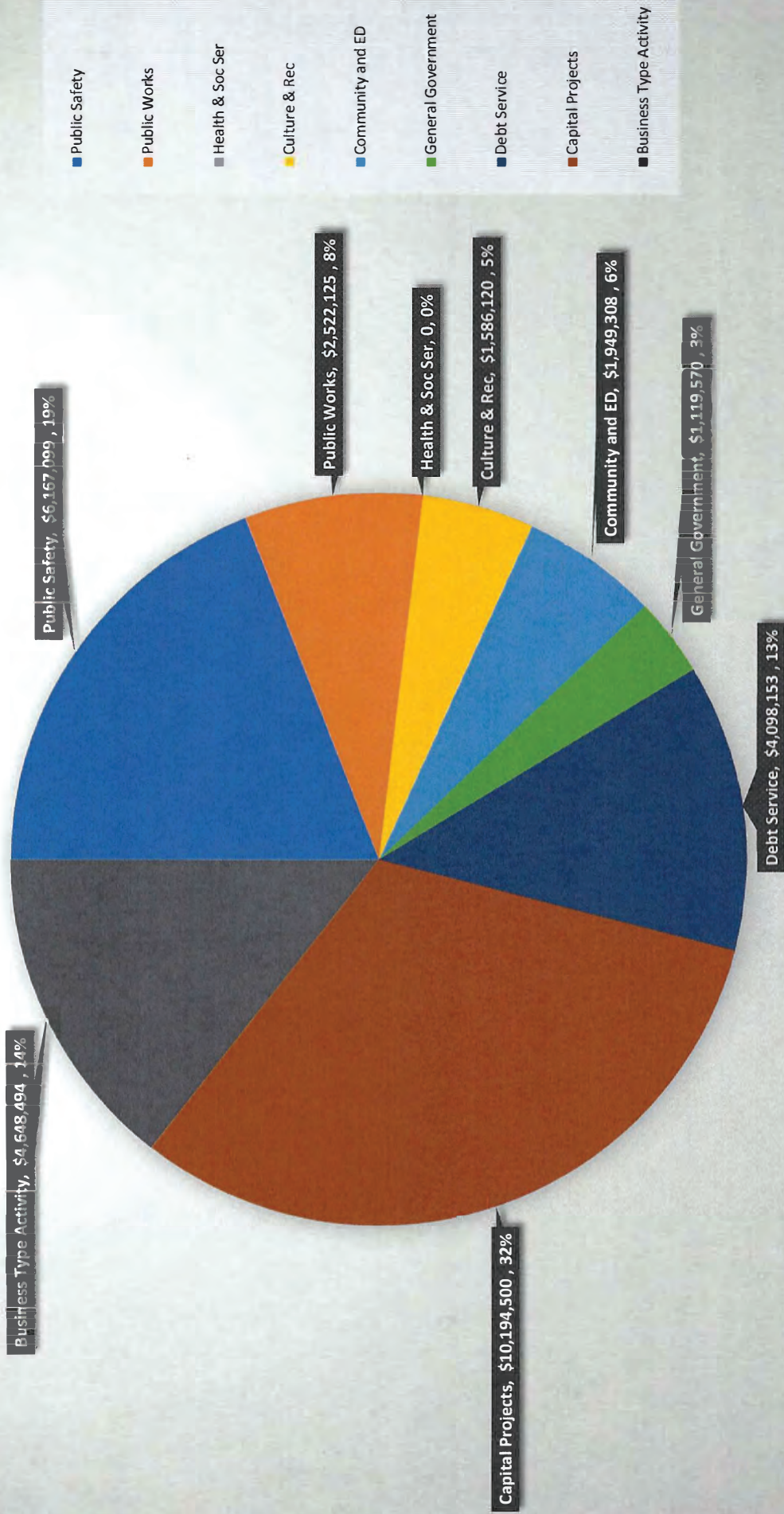
Property Tax Levy Comparisons Fiscal Year 2027



REVENUES EXCLUDING DEBT PROCEEDS AND TRANSFERS, ALL FUNDS

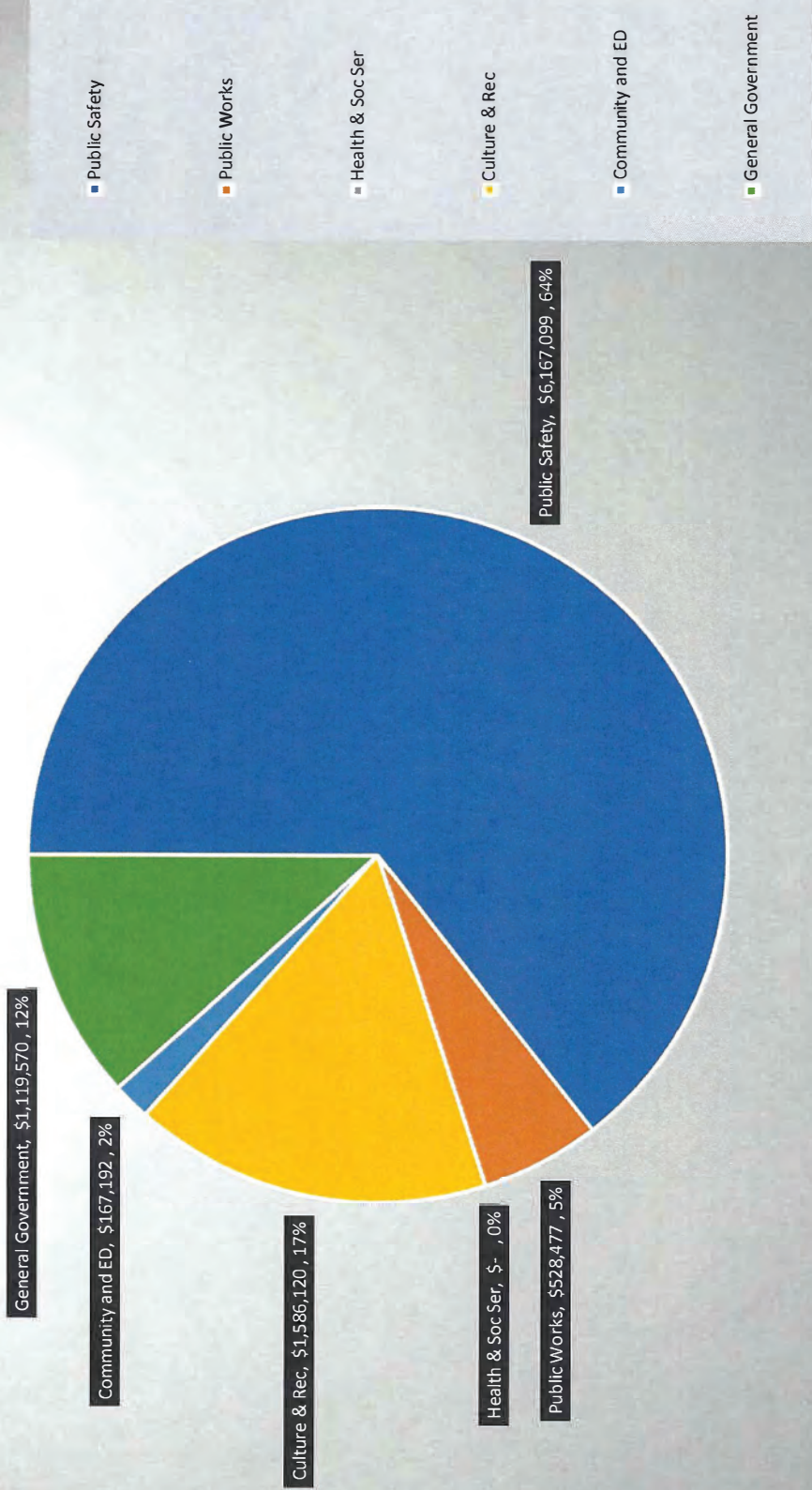


EXPENDITURES BY PROGRAM, ALL FUNDS



General Fund Expenditures	FY2023	FY2024	FY2025	FY2026	FY2026	FY2027	
	Actual	Actual	Actual	Budget	Anticipated	Budget	
Police							
Administration	\$ 1,474,814.32	\$ 1,340,393.11	\$ 1,297,104.99	\$ 1,800,194.00	\$ 1,436,100.00	\$ 1,497,914.00	
Union	\$ 1,293,097.32	\$ 1,271,299.27	\$ 1,322,579.15	\$ 1,530,118.00	\$ 1,568,800.00	\$ 1,559,193.00	
Communications	\$ 69,829.07	\$ 71,564.92	\$ 74,829.33	\$ 78,941.00	\$ 78,765.00	\$ 81,247.00	
Records	\$ 121,046.08	\$ 124,564.69	\$ 130,197.53	\$ 138,463.00	\$ 137,830.00	\$ 98,780.00	
Narc Task Force	\$ 91,109.72	\$ 104,662.86	\$ 72,191.16	\$ 124,046.00	\$ 96,500.00	\$ 125,738.00	
GTSB Grant	\$ -	\$ 2,188.68	\$ 8,180.12	\$ -	\$ 8,140.00	\$ 11,080.00	
Animal Control	\$ 131,589.71	\$ 137,947.32	\$ 130,344.66	\$ 154,586.00	\$ 143,100.00	\$ 159,272.00	
PD Total:	\$ 3,181,486.22	\$ 3,052,620.85	\$ 3,035,426.94	\$ 3,826,348.00	\$ 3,469,235.00	\$ 3,533,224.00	37%
Flood Protection	\$ 250,886.90	\$ 6,608.90	\$ 21,945.73	\$ 22,000.00	\$ 15,000.00	\$ 22,000.00	
Fire							
Administration	\$ 572,107.38	\$ 743,529.06	\$ 2,797,893.08	\$ 1,204,225.00	\$ 1,189,900.00	\$ 695,977.00	
Fire Protection	\$ 1,536,445.30	\$ 1,553,103.73	\$ 1,735,186.47	\$ 1,667,176.00	\$ 1,737,000.00	\$ 1,687,671.00	
Emergency Corp	\$ 7,498.96	\$ 7,922.90	\$ 12,426.11	\$ 10,750.00	\$ 8,975.00	\$ 10,750.00	
Fire Total:	\$ 2,116,051.64	\$ 2,304,555.69	\$ 4,545,505.66	\$ 2,882,151.00	\$ 2,935,875.00	\$ 2,394,398.00	25%
Building Inspections	\$ 381,951.59	\$ 313,754.93	\$ 430,460.81	\$ 400,032.00	\$ 393,480.00	\$ 217,477.00	
Total Public Safety	\$ 5,930,376.35	\$ 5,677,540.37	\$ 8,033,339.14	\$ 7,130,531.00	\$ 6,813,590.00	\$ 6,167,099.00	
Streets	\$ 437.50	\$ 64,790.00	\$ -	\$ 3,000.00	\$ -	\$ -	
Street Lighting	\$ 123,241.32	\$ 146,760.90	\$ 4,535.72	\$ 5,000.00	\$ 3,500.00	\$ -	
Traffic Lights	\$ 108,566.67	\$ 151,784.26	\$ 34,321.61	\$ 25,900.00	\$ 32,200.00	\$ -	
Airport	\$ 748,766.44	\$ 376,349.10	\$ 419,035.69	\$ 578,366.00	\$ 1,091,070.00	\$ 406,477.00	
Bulk Fuel	\$ 106,207.06	\$ 99,314.12	\$ 113,939.30	\$ 103,000.00	\$ 82,500.00	\$ 91,250.00	
Public Works	\$ 186,390.41	\$ 185,851.22	\$ 194,286.55	\$ 203,921.00	\$ 202,050.00	\$ 30,750.00	
Total Public Works	\$ 1,273,609.40	\$ 1,024,849.60	\$ 766,118.87	\$ 919,187.00	\$ 1,411,320.00	\$ 528,477.00	6%
Library	\$ 568,969.42	\$ 591,820.30	\$ 589,162.89	\$ 614,270.00	\$ 611,504.00	\$ 589,572.00	6%
Library - County	\$ 12,817.00	\$ 12,817.00	\$ 14,585.14	\$ 15,000.00	\$ 16,800.00	\$ 16,881.00	0%
River Museum	\$ 18,723.89	\$ 16,125.07	\$ 29,100.86	\$ 24,596.00	\$ 21,565.00	\$ 40,000.00	0%
Grand Theatre	\$ 57,786.19	\$ 52,281.24	\$ 85,365.48	\$ 52,000.00	\$ 120,975.00	\$ 52,500.00	1%
Union Depot	\$ 73,332.17	\$ 176,090.02	\$ 10,312.60	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	0%
Park & Rec	\$ 549,930.90	\$ 555,777.76	\$ 395,097.63	\$ 1,478,531.00	\$ 1,694,740.00	\$ 373,493.00	4%
Pool	\$ 87,003.90	\$ 106,984.45	\$ 126,400.60	\$ 125,500.00	\$ 111,950.00	\$ 110,750.00	1%
Cemetery	\$ 247,504.01	\$ 352,353.37	\$ 323,545.78	\$ 267,047.00	\$ 301,425.00	\$ 274,924.00	3%
Hotel/Motel	\$ 202,990.00	\$ 236,140.00	\$ 168,926.00	\$ 157,626.00	\$ 168,926.00	\$ 120,000.00	1%
Total Culture & Rec	\$ 1,819,057.48	\$ 2,100,389.21	\$ 1,742,496.98	\$ 2,742,570.00	\$ 3,055,885.00	\$ 1,586,120.00	17%
Building & Zoning	\$ 146,125.73	\$ 148,176.09	\$ 152,375.12	\$ 179,450.00	\$ 170,110.00	\$ 163,692.00	2%
Econ Dev-Ferro Sil	\$ 1,418.00	\$ 2,617.10	\$ 2,145.89	\$ 4,000.00	\$ 2,440.00	\$ 3,500.00	0%
Total Community & Econ Dev	\$ 147,543.73	\$ 150,793.19	\$ 154,521.01	\$ 183,450.00	\$ 172,550.00	\$ 167,192.00	
Council/Admin	\$ 407,136.84	\$ 430,927.54	\$ 378,809.10	\$ 395,343.00	\$ 400,350.00	\$ 410,195.00	
Data Processing	\$ 30,472.07	\$ 29,551.57	\$ 39,001.46	\$ 57,000.00	\$ 39,750.00	\$ 51,000.00	
Elections	\$ -	\$ 3,306.82	\$ -	\$ 3,500.00	\$ 3,500.00	\$ -	
Legal	\$ 166,929.99	\$ 215,967.80	\$ 137,677.76	\$ 230,000.00	\$ 180,000.00	\$ 160,000.00	
City Hall	\$ 53,453.02	\$ 53,790.52	\$ 61,938.98	\$ 60,600.00	\$ 73,300.00	\$ 61,250.00	
Insurance	\$ 251,893.00	\$ 355,192.00	\$ 373,906.00	\$ 412,500.00	\$ 412,500.00	\$ 433,125.00	
Public TV	\$ 5,250.00	\$ 4,875.00	\$ 31,966.26	\$ 4,300.00	\$ 4,500.00	\$ 4,000.00	
Total Government	\$ 915,134.92	\$ 1,093,611.25	\$ 1,023,299.56	\$ 1,163,243.00	\$ 1,113,900.00	\$ 1,119,570.00	12%
Transfers Out	\$ -	\$ 8,000.00	\$ 758,500.00	\$ 8,500.00	\$ 339,771.00	\$ 8,500.00	
Franchise Fee Refund	\$ 30,570.52	\$ 171,679.91	\$ 163,574.37	\$ 365,000.00	\$ 220,000.00	\$ -	
Total Expenditures	\$ 10,116,292.40	\$ 10,226,863.53	\$ 12,641,849.93	\$ 12,512,481.00	\$ 13,127,016.00	\$ 9,576,958.00	
Total Revenues							
	\$ 11,077,026.63	\$ 11,234,106.81	\$ 12,395,429.47	\$ 14,825,272.00	\$ 10,781,975.00	\$ 9,014,867.00	
Net	\$ 305,965.75	\$ 1,007,243.28	\$ (246,420.46)	\$ 2,312,791.00	\$ (2,345,041.00)	\$ (562,091.00)	
Beginning Balance	\$ 2,257,656.79	\$ 3,218,391.02	\$ 4,264,796.94	\$ 4,022,182.56	\$ 4,022,182.56	\$ 1,677,141.56	
Ending Balance	\$ 2,563,622.54	\$ 4,225,634.30	\$ 4,018,376.48	\$ 6,334,973.56	\$ 1,677,141.56	\$ 1,115,050.56	

General Fund Expenditures by Program



Budgeted Transfers FY2027

From:

	General	Employee Benefits	LOST - Human Development	LOST - Infrastructure	LOST - Property Tax Relief	TIF	Economic Development	Sewer	Total
		\$ 2,300,000	\$ 170,000	\$ 40,000	\$ 87,000	\$ 25,000			\$ 2,622,000
		\$ 375,000							\$ 375,000
					\$ 763,000	\$ 1,386,116		\$ 522,565	\$ 2,671,681
				\$ 590,000					\$ 590,000
							\$ 80,000		\$ 80,000
				\$ 50,000					\$ 50,000
	\$ 8,500								\$ 8,500
	\$ 8,500	\$ 2,675,000	\$ 170,000	\$ 680,000	\$ 850,000	\$ 1,411,116	\$ 80,000	\$ 522,565	\$ 6,397,181

To:

General
 Road Use Tax
 Debt Service
 Capital Project Fund 301
 SID Center
 Capital Project - Airport Fund 306
 Bridge

Department	Employees	Wages	OT Wages	Benefits	Cost/Employee
Police Admin	8	\$ 736,818	\$ 30,000	\$ 384,046	\$ 143,858.00
Police Union	13	\$ 995,955	\$ 41,500	\$ 511,618	\$ 119,159.46
Police Communications	1	\$ 59,408	\$ -	\$ 21,839	\$ 81,247.00
Police Records	1	\$ 59,102	\$ -	\$ 39,678	\$ 98,780.00
Police Narcotics TF	1	\$ 79,112	\$ 2,000	\$ 44,626	\$ 125,738.00
Police Sub Total	24	\$ 1,930,395	\$ 73,500	\$ 1,001,807	\$ 125,237.58
Fire Administration	4	\$ 383,967	\$ 17,000	\$ 187,360	\$ 147,081.75
Fire Union	15	\$ 1,043,460	\$ 70,000	\$ 574,211	\$ 112,511.40
Emergency Corp				\$ 120	
Fire Subtotal	19	\$ 1,427,427	\$ 87,000	\$ 761,691	\$ 119,795.68
Housing Subtotal	1	\$ 49,995	\$ -	\$ 34,782	\$ 84,777.00
Animal Control Subtotal	1	\$ 45,566	\$ -	\$ 31,663	\$ 77,229.00
Public Safety Subtotal	45	\$ 3,453,383	\$ 160,500	\$ 1,829,943	\$ 120,973.91
Airport	1	\$ 64,819	\$ -	\$ 34,858	\$ 99,677
Public Works Subtotal	1	\$ 64,819	\$ -	\$ 34,858	\$ 99,677
Library	6	\$ 311,931	\$ -	\$ 161,353	\$ 78,881
Parks	2.25	\$ 131,997	\$ 1,000	\$ 80,746	\$ 94,997
Cemetery	2.25	\$ 131,997	\$ 2,000	\$ 81,977	\$ 95,988
Culture & Rec Subtotal	10.5	\$ 575,925	\$ 3,000	\$ 324,076	\$ 86,000
Building & Zoning	1.17	\$ 84,652	\$ 0	\$ 41,640	\$ 107,942
Comm Dev Subtotal	1.17	\$ 84,652	\$ -	\$ 41,640	\$ 107,942
Administration	2.59	\$ 199,540	\$ -	\$ 85,980	\$ 110,239
Administration Subtotal	2.59	\$ 199,540	\$ -	\$ 85,980	\$ 110,239
General Fund Total	60.26	\$ 4,378,319	\$ 163,500	\$ 2,316,497	\$ 113,812

Department	Employees	Wages	OT Wages	Benefits	Cost/Employee
Streets	8.76	\$ 475,596	\$ 8,500	\$ 260,390	\$ 84,987
Vehicle Maintenance	3	\$ 174,529	\$ 800	\$ 91,628	\$ 88,986
RUT Total	11.76	\$ 650,125	\$ 9,300	\$ 352,018	\$ 86,007
WPC	8.25	\$ 534,900	\$ 40,000	\$ 263,883	\$ 101,671
Sewer Collections	7.75	\$ 553,430	\$ 5,000	\$ 290,735	\$ 109,570
Sanitation	6.5	\$ 415,584	\$ 2,300	\$ 244,042	\$ 101,835
Bridge	2.25	\$ 131,997	\$ 6,500	\$ 69,180	\$ 92,301
Enterprise Total	24.75	\$ 1,635,911	\$ 53,800	\$ 867,840	\$ 103,335
GRAND TOTAL	96.77	\$ 6,664,355	\$ 226,600	\$ 3,536,355	\$ 107,754

Part Time & Temp

Animal Control	\$ 25,000	\$ 4,273
Library	\$ 2,738	\$ 468
River Museum	\$ -	\$ -
Mayor/Council	\$ 38,112	\$ 6,513
WPC	\$ 13,100	\$ 2,239



COUNCIL ACTION FORM

Date: April 13, 2026

Presented By: Broomhall/Ferneau

Subject: Plate 1 - APPROVING AND CONFIRMING PLANS, SPECIFICATIONS, FORM OF CONTRACT & AWARD CONTRACT Agenda Item: 8 a b & c

Description:

Bids were received through April 8, 2026 for demolition and soil remediation for the former Elkem Carbide site at 365 Carbide for Plat 1. Engineers estimate was \$786,385.00.

Ten bids were received, D.W. Zinser Company, Walford, Iowa was the low bidder in the amount of \$620,173.00, this is the base bid and add alternates. Eocene, has worked with D.W. Zinser Company and has advised that they have the ability and resources to complete the project.

Staff is very pleased that add alternates are able to be completed.

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 APPROVING AND CONFIRMING PLANS,
SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST TO
PERFORM DEMOLITION ACTIVITIES 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 (4B-96705501); and

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

WHEREAS, the City Council of the City of Keokuk, Iowa has heretofore given preliminary approval to the plans, specifications, form of contract, and estimate of cost (“Contract Documents”) for the demolition of structures and contaminated soil removal at the former Elkem Site for Plat 1 (“Project”); and

WHEREAS, a public hearing has been held on the Contract Documents on April 16, 2026.

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

Section 1. The contract documents referred to in the preamble hereof are hereby finally approved, and the prior action of the City Council giving preliminary approval is hereby finally confirmed, and the Project, as provided in the Contract Documents, is necessary and desirable.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED, APPROVED, AND ADOPTED this 16th day of April 2026.

Mayor – Mark Smidt

ATTEST:

City Clerk, Celeste Anfaoui

RESOLUTION NO. _____

**A RESOLUTION TO ACCEPT REPORT OF BIDS AND AUTHORIZING THE
MAYOR ENTER IN A CONTRACT WITH D. W. ZINSER COMPANY, INC.
FOR DEMOLITION ACTIVITIES AND CONTAMINATED SOIL REMOVAL
AT THE FORMER ELKEM SITE, PLAT 1**

WHEREAS, the City of Keokuk, Iowa received ten bids from contractors interested in completing the proposed work as shown in the final plans and specifications; and

WHEREAS, the City of Keokuk, Iowa intends to engage the services of D. W. Zinser Company, Inc. for the demolition of structures and contaminated soil removal at the Former Elkem Site, Plat 1.

WHEREAS, D. W. Zinser Company, Inc. agrees to provide said services pursuant to the terms of the Contract; and

WHEREAS, This agreement is assignable and shall automatically transfer to any Company which incorporates the name, personnel, and assets of D. W. Zinser Company, Inc.

WHEREAS, a public hearing has been held on the Contract Documents on April 16, 2026.

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

Section 1. The Contract with D. W. Zinser Company, Inc. is hereby approved.

PASSED, APPROVED, AND ADOPTED this 16th day of April 2026.

Mayor – Mark Smidt

ATTEST:

City Clerk, Celeste Anfaoui



Pam Broomhall
 Community Development Director
 City of Keokuk
 501 Main Street
 Keokuk, IA 52632

April 9, 2026

Re: Recommendation of Award for Elkem Carbide – Plat 1 Project

Dear Ms. Broomhall,

We have evaluated the bids received on April 8, 2026, for the Elkem Carbide – Plat 1 Project, which consists of the demolition and soil remediation in the City of Keokuk. This project focuses on site clean-up through the EPA-funded program. The bids included a Base Bid and six Add Alternate bid items for consideration of award, based on project budget available. Ten bids were received, listed below with Base Bid plus all six Add Alternatives (see Bid Tab for each Alternate Bid prices):

Hosier Worldwide, Inc.	\$ 879,534.50
Midwest Demolition Contractors, Inc.	\$ 775,223.00
D.W. Zinser Company, Inc.	\$ 620,173.00
Veit	\$1,301,384.35
J Pettiecord	\$1,161,309.75
Keokuk Contractors, Inc.	\$1,420,803.50
Wynn Company, LLC	\$ 700,334.00
D&L Excavating, Inc.	\$1,087,662.00
Commercial Contracting Services	\$1,095,750.00
C.J. Moyna & Sons	\$4,298,217.50
Engineer's Estimate	\$ 786,385.00

Each bid was checked and confirmed following the bid opening. The unit price governs, and the total price for the item and for the project have been updated in the bid tab to reflect the corrected calculation based on the unit price provided.

D.W. Zinser Company, Inc. is the low bidder for Base Bid plus six Add Alternate bid items. Their proposed construction cost is \$166,212.00 lower than the engineer's estimate. In addition to being the low bidder, D.W. Zinser Company, Inc. has the ability and resources to complete the project. Therefore, we recommend the City accept the bid from D.W. Zinser Company, Inc. for the Elkem Carbide – Plat 1 Project.

Respectfully,



Tracy L. Warner, PE
 Eocene Environmental Group

ITEM NO.	ESTIMATED QUANTITY	ELKEM CARBIDE - PLAT 1 - BID TABULATION (corrected)											
		Hester Worldwide, Inc.	Midwest Demolition Contractors, Inc.	D.W. Zinser Company, Inc.	Veit	J. Pastorek	Koekuk Contractors, Inc.	Wynn Company, LLC					
BASE BID ITEMS	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	LS	1	\$ 49,000.00	\$ 49,000.00	\$ 73,000.00	\$ 6,300.00	\$ 6,300.00	\$ 151,990.00	\$ 151,990.00	\$ 100,000.00	\$ 100,000.00	\$ 172,675.00	\$ 172,675.00
2	CONSTRUCTION SURVEY	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 3,180.00	\$ 3,180.00	\$ 10,660.00	\$ 10,660.00	\$ 27,000.00	\$ 27,000.00	\$ 4,400.00	\$ 4,400.00
3	CLEARING AND GRUBBING	AC	1.5	\$ 6,000.00	\$ 9,000.00	\$ 8,220.00	\$ 4,500.00	\$ 16,470.00	\$ 24,705.00	\$ 11,000.00	\$ 16,500.00	\$ 10,000.00	\$ 15,000.00
4	DEMOLITION	LS	1	\$ 57,000.00	\$ 57,000.00	\$ 31,315.00	\$ 29,160.00	\$ 51,350.00	\$ 28,160.00	\$ 25,000.00	\$ 25,000.00	\$ 98,400.00	\$ 98,400.00
5	REMOVE EXISTING FENCE AND GATES, ALL STYLES AND MATERIAL	LF	1,125	\$ 2.50	\$ 2,812.50	\$ 0.77	\$ 866.25	\$ 9.10	\$ 10,237.50	\$ 4.50	\$ 5,082.50	\$ 5.00	\$ 5,625.00
6	DISPOSAL OF CONSTRUCTION WASTE, DEBRIS AND HOUSEHOLD HAZARDOUS MATERIALS	LS	1	\$ 9,400.00	\$ 9,400.00	\$ 5,300.00	\$ 5,000.00	\$ 9,880.00	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00	\$ 20,000.00	\$ 20,000.00
7	PAVEMENT REMOVAL, ANY DEPTH	SY	7,425	\$ 8.00	\$ 59,400.00	\$ 8.05	\$ 59,771.25	\$ 10.25	\$ 76,106.25	\$ 12.50	\$ 92,812.50	\$ 15.00	\$ 111,375.00
8	COVER UTILITY STRUCTURE WITH STEEL PLATE	EA	11	\$ 1,300.00	\$ 14,300.00	\$ 2,530.00	\$ 1,100.00	\$ 419.00	\$ 4,609.00	\$ 2,500.00	\$ 27,500.00	\$ 1,000.00	\$ 11,000.00
9	REMOVE CONCRETE STRUCTURE	EA	2	\$ 3,000.00	\$ 6,000.00	\$ 6,825.00	\$ 4,000.00	\$ 20,450.00	\$ 40,900.00	\$ 25,000.00	\$ 50,000.00	\$ 6,000.00	\$ 12,000.00
10	REMOVAL OF CONTAMINATED SOILS, CLASS 10 EXCAVATION, HAULING, AND IMPORT CLEAN SOIL AND RESPREAD (SOURCE PROVIDED)	TON	17,050	\$ 27.50	\$ 468,875.00	\$ 21.59	\$ 366,109.50	\$ 37.50	\$ 639,375.00	\$ 28.65	\$ 488,482.50	\$ 34.00	\$ 579,700.00
11	TOP-SOIL, OFF-SITE	CY	1,640	\$ 31.00	\$ 50,840.00	\$ 33.00	\$ 54,120.00	\$ 21.25	\$ 34,850.00	\$ 60.00	\$ 98,400.00	\$ 50.00	\$ 82,000.00
12	PROTECT EXISTING MONITORING WELLS	EA	16	\$ 300.00	\$ 4,800.00	\$ 1,728.00	\$ 1,600.00	\$ 222.00	\$ 3,552.00	\$ 3,600.00	\$ 3,600.00	\$ 1,000.00	\$ 16,000.00
13	STABILIZED CONSTRUCTION EXIT	SY	222	\$ 19.00	\$ 4,218.00	\$ 25.50	\$ 5,661.00	\$ 28.25	\$ 6,271.50	\$ 40.00	\$ 8,880.00	\$ 29.00	\$ 6,468.00
14	WATTLE STRAW, 12-INCH	LF	275	\$ 5.00	\$ 1,375.00	\$ 4.24	\$ 1,166.00	\$ 2.40	\$ 660.00	\$ 14.80	\$ 4,070.00	\$ 4.00	\$ 1,100.00
15	SILT FENCE	LF	1100	\$ 3.00	\$ 3,300.00	\$ 2.12	\$ 2,332.00	\$ 2.40	\$ 2,640.00	\$ 3.60	\$ 3,960.00	\$ 2.50	\$ 2,750.00
16	SEEDING, FERTILIZING, AND MULCHING (NO MOW, LOW MAINTENANCE FINE FESCUE BLEND)	AC	6.07	\$ 3,300.00	\$ 20,031.00	\$ 1,850.00	\$ 11,229.50	\$ 4,480.00	\$ 27,193.60	\$ 4,200.00	\$ 25,494.00	\$ 2,750.00	\$ 16,692.50
17	SEEDING WARRANTY	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 5,300.00	\$ 1,000.00	\$ 12,120.00	\$ 12,120.00	\$ 13,000.00	\$ 13,000.00	\$ 2,500.00	\$ 2,500.00
BASE BID TOTAL					\$ 775,351.50		\$ 647,478.50		\$ 501,107.75		\$ 995,761.50		\$ 1,157,655.50
ALTERNATE BID ITEMS													
A	REMOVE ALL OF CONTAMINATED SOILS AND IMPORT CLEAN SOIL AND RESPREAD (SOURCE PROVIDED)	TON	500	\$ 35.00	\$ 17,500.00	\$ 21.59	\$ 10,795.00	\$ 19.87	\$ 9,835.00	\$ 37.75	\$ 18,875.00	\$ 48.00	\$ 24,500.00
B	REMOVE RAILROAD SPUR	LF	1776	\$ 5.50	\$ 9,768.00	\$ 6.50	\$ 11,544.00	\$ 4.00	\$ 7,104.00	\$ 19.50	\$ 34,632.00	\$ 43.00	\$ 76,368.00
C	DEMOLITION BUILDING 2 (PLAT 1)	LS	1	\$ 44,000.00	\$ 44,000.00	\$ 74,132.00	\$ 85,575.00	\$ 110,280.00	\$ 110,280.00	\$ 79,000.00	\$ 79,000.00	\$ 98,400.00	\$ 98,400.00
D	REMOVE TRUCK SCALE AND ADJANT PAVEMENT ACCESSING FROM CARBIDE LANE WEST OF BLDGS DEMO	LS	1	\$ 13,000.00	\$ 13,000.00	\$ 11,352.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 13,500.00	\$ 13,500.00	\$ 29,900.00	\$ 29,900.00
E	REMOVE PARKING LOT PAVEMENT AND DRIVEWAY APRON IN CARBIDE LANE RIGHT-OF-WAY	SY	380	\$ 6.00	\$ 2,280.00	\$ 3.90	\$ 1,482.00	\$ 10.25	\$ 3,895.00	\$ 17.50	\$ 6,650.00	\$ 15.00	\$ 5,700.00
F	CARBIDE LANE PAVEMENT REMOVAL & REPLACE PAVEMENT WITH INTEGRAL CURB	SY	150	\$ 83.00	\$ 12,450.00	\$ 108.90	\$ 16,335.00	\$ 10.25	\$ 1,537.50	\$ 140.00	\$ 21,000.00	\$ 166.00	\$ 25,400.00
G	REMOVE GRAVEL AND PAVEMENT DRIVE AND REPLACE WITH CLEAN GRAVEL	SY	305	\$ 17.00	\$ 5,185.00	\$ 6.80	\$ 2,104.50	\$ 9.75	\$ 2,973.75	\$ 33.00	\$ 10,065.00	\$ 16.00	\$ 4,880.00
TOTAL BASE BID + ADD ALTERNATE BID ITEMS					\$ 875,534.50		\$ 775,223.00		\$ 620,173.00		\$ 1,301,394.35		\$ 1,651,309.75
													\$ 700,334.00

ELKEM CARBIDE - PLAT 1 - BID TABULATION (corrected)												
ITEM NO.	UNIT	ESTIMATED QUANTITY	D&L Excavating, Inc.		Commercial Contracting Services		C. J. Moyna & Sons		Engineer's Estimate		TOTAL PRICE	
			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE		
1	MOBILIZATION	LS	1	\$ 54,000.00	\$ 54,000.00	\$ -	\$ -	\$ 880,000.00	\$ 880,000.00	\$ 27,500.00	\$ 27,500.00	
2	CONSTRUCTION SURVEY	LS	1	\$ 9,500.00	\$ 9,500.00	\$ 3,000.00	\$ 3,000.00	\$ 50,000.00	\$ 50,000.00	\$ 7,500.00	\$ 7,500.00	
3	CLEARING AND GRUBBING	AC	1.5	\$ 17,200.00	\$ 25,800.00	\$ 23,333.33	\$ 35,000.00	\$ 60,000.00	\$ 90,000.00	\$ 5,000.00	\$ 7,500.00	
4	DEMOLITION	LS	1	\$ 95,900.00	\$ 95,900.00	\$ 150,000.00	\$ 150,000.00	\$ 980,000.00	\$ 980,000.00	\$ 60,000.00	\$ 60,000.00	
5	REMOVE EXISTING FENCE AND GATES, ALL STYLES AND MATERIAL	LF	1,125	\$ 5.50	\$ 6,187.50	\$ 17.78	\$ 20,000.00	\$ 18.00	\$ 20,250.00	\$ 7.50	\$ 8,437.50	
6	DISPOSAL OF CONSTRUCTION WASTE, DEBRIS AND HOUSEHOLD HAZARDOUS MATERIALS	LS	1	\$ 11,000.00	\$ 11,000.00	\$ 50,000.00	\$ 50,000.00	\$ 220,000.00	\$ 220,000.00	\$ 100,000.00	\$ 100,000.00	
7	PAVEMENT REMOVAL, ANY DEPTH	SY	7,425	\$ 5.00	\$ 37,125.00	\$ 6.73	\$ 50,000.00	\$ 22.50	\$ 167,062.50	\$ 7.50	\$ 55,687.50	
8	COVER UTILITY STRUCTURE WITH STEEL PLATE	EA	11	\$ 1,500.00	\$ 16,500.00	\$ 454.55	\$ 5,000.00	\$ 2,500.00	\$ 27,500.00	\$ 100.00	\$ 1,100.00	
9	REMOVE CONCRETE STRUCTURE	EA	2	\$ 11,500.00	\$ 23,000.00	\$ 16,000.00	\$ 32,000.00	\$ 18,000.00	\$ 36,000.00	\$ 1,000.00	\$ 2,000.00	
10	REMOVAL OF CONTAMINATED SOILS, CLASS 10 EXCAVATION, HAULING, AND IMPORT CLEAN SOIL AND RESPREAD (SOURCE PROVIDED)	TON	17,050	\$ 24.81	\$ 423,010.50	\$ 2.93	\$ 50,000.00	\$ 58.20	\$ 992,310.00	\$ 15.00	\$ 255,750.00	
11	TOPSOIL, OFF-SITE	CY	1,640	\$ 34.00	\$ 55,760.00	\$ 94.36	\$ 154,750.00	\$ 100.00	\$ 164,000.00	\$ 20.00	\$ 32,800.00	
12	PROTECT EXISTING MONITORING WELLS	EA	16	\$ 200.00	\$ 3,200.00	\$ 1,562.50	\$ 25,000.00	\$ 3,500.00	\$ 56,000.00	\$ 100.00	\$ 1,600.00	
13	STABILIZED CONSTRUCTION EXIT	SY	222	\$ 36.00	\$ 7,992.00	\$ 22.52	\$ 5,000.00	\$ 60.00	\$ 13,320.00	\$ 25.00	\$ 5,550.00	
14	WATTLE, STRAW, 12-INCH	LF	275	\$ 7.00	\$ 1,925.00	\$ 27.27	\$ 7,500.00	\$ 5.00	\$ 1,375.00	\$ 4.50	\$ 1,237.50	
15	SILT FENCE	LF	1100	\$ 3.00	\$ 3,300.00	\$ 13.64	\$ 15,000.00	\$ 2.50	\$ 2,750.00	\$ 4.50	\$ 4,950.00	
16	SEEDING, FERTILIZING, AND MULCHING (NO MOW, LOW MAINTENANCE FINE FESCUE BLEND)	AC	6.07	\$ 3,700.00	\$ 22,469.00	\$ 4,118.62	\$ 25,000.00	\$ 3,000.00	\$ 18,210.00	\$ 1,250.00	\$ 7,587.50	
17	SEEDING WARRANTY	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,500.00	\$ 3,500.00	\$ 2,000.00	\$ 2,000.00	
BASE BID TOTAL				\$	799,659.00	\$	628,750.00	\$	3,722,277.50	\$	581,200.00	
ALTERNATE BID ITEMS												
A	REMOVAL OF CONTAMINATED SOILS AND IMPORT CLEAN SOIL AND RESPREAD (SOURCE PROVIDED)	TON	500	\$ 29.00	\$ 14,500.00	\$ 50.00	\$ 25,000.00	\$ 58.20	\$ 29,100.00	\$ 15.00	\$ 7,500.00	
B	REMOVE RAILROAD SPUR	LF	1776	\$ 18.00	\$ 31,968.00	\$ 18.02	\$ 32,000.00	\$ 40.00	\$ 71,040.00	\$ 10.00	\$ 17,760.00	
C	DEMOLITION BUILDING 2 (PLAT 1)	LS	1	\$ 175,800.00	\$ 175,800.00	\$ 275,000.00	\$ 275,000.00	\$ 350,000.00	\$ 350,000.00	\$ 150,000.00	\$ 150,000.00	
D	REMOVE TRUCK SCALE AND ADJUT PAVEMENT ACCESSING FROM CARBIDE LANE WEST OF BLDGS DEMO	LS	1	\$ 19,500.00	\$ 19,500.00	\$ 50,000.00	\$ 50,000.00	\$ 35,000.00	\$ 35,000.00	\$ 15,000.00	\$ 15,000.00	
E	REMOVE PARKING LOT PAVEMENT AND DRIVEWAY APRON IN CARBIDE LANE RIGHT-OF-WAY	SY	380	\$ 16.00	\$ 6,080.00	\$ 118.42	\$ 45,000.00	\$ 60.00	\$ 22,800.00	\$ 7.50	\$ 2,850.00	
F	CARBIDE LANE PAVEMENT REMOVE & REPLACE PAVEMENT WITH INTEGRAL CURB	SY	150	\$ 225.00	\$ 33,750.00	\$ 133.33	\$ 20,000.00	\$ 250.00	\$ 37,500.00	\$ 50.00	\$ 7,500.00	
G	REMOVE GRAVEL AND PAVEMENT DRIVE AND REPLACE WITH CLEAN GRAVEL	SY	305	\$ 21.00	\$ 6,405.00	\$ 65.57	\$ 20,000.00	\$ 100.00	\$ 30,500.00	\$ 15.00	\$ 4,575.00	
TOTAL BASE BID + ADD ALTERNATE BID ITEMS				\$	1,087,662.00	\$	1,095,750.00	\$	4,298,217.50	\$	786,385.00	



COUNCIL ACTION FORM

Date: April 13, 2026

Presented By: Broomhall/Ferneau

Subject: Parcel D - APPROVING AND CONFIRMING PLANS, SPECIFICATIONS, FORM OF CONTRACT & AWARD CONTRACT Agenda Item: 9a, b & c

Description:

Bids were received through April 8, 2026 for demolition and soil remediation for the former Elkem Carbide site at 365 Carbide for Auditor's Parcel D. Engineers estimate was \$1,267,692.50.

Ten bids were received, D.W. Zinser Company, Walford, Iowa was the low bidder in the amount of \$986,984.70, this is the base bid and add alternates. Eocene, has worked with D.W. Zinser Company and has advised that they have the ability and resources to complete the project.

Staff is very pleased that add alternates are able to be completed.

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 APPROVING AND CONFIRMING PLANS,
SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST TO
PERFORM DEMOLITION ACTIVITIES 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 (4B-96716601); and

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

WHEREAS, the City Council of the City of Keokuk, Iowa has heretofore given preliminary approval to the plans, specifications, form of contract, and estimate of cost (“Contract Documents”) for the demolition of structures and contaminated soil removal at the former Elkem Site for Auditor’s Parcel D (“Project”); and

WHEREAS, a public hearing has been held on the Contract Documents on April 16, 2026.

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

Section 1. The contract documents referred to in the preamble hereof are hereby finally approved, and the prior action of the City Council giving preliminary approval is hereby finally confirmed, and the Project, as provided in the Contract Documents, is necessary and desirable.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED, APPROVED, AND ADOPTED this 16th day of April 2026.

Mayor – Mark Smidt

ATTEST:

City Clerk, Celeste Anfaoui

RESOLUTION NO. _____

**A RESOLUTION TO ACCEPT REPORT OF BIDS AND AUTHORIZING THE
MAYOR ENTER IN A CONTRACT WITH D. W. ZINSER COMPANY, INC.
FOR DEMOLITION ACTIVITIES AND CONTAMINATED SOIL REMOVAL
AT THE FORMER ELKEM SITE, AUDITOR'S PARCEL D**

WHEREAS, the City of Keokuk, Iowa received ten bids from contractors interested in completing the proposed work as shown in the final plans and specifications; and

WHEREAS, the City of Keokuk, Iowa intends to engage the services of D. W. Zinser Company, Inc. for the demolition of structures and contaminated soil removal at the Former Elkem Site, Auditor's Parcel D.

WHEREAS, D. W. Zinser Company, Inc. agrees to provide said services pursuant to the terms of the Contract; and

WHEREAS, This agreement is assignable and shall automatically transfer to any Company which incorporates the name, personnel, and assets of D. W. Zinser Company, Inc.

WHEREAS, a public hearing has been held on the Contract Documents on April 16, 2026.

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

Section 1. The Contract with D. W. Zinser Company, Inc. is hereby approved.

PASSED, APPROVED, AND ADOPTED this 16th day of April 2026.

Mayor – Mark Smidt

ATTEST:

City Clerk, Celeste Anfaoui



Pam Broomhall
Community Development Director
City of Keokuk
501 Main Street
Keokuk, IA 52632

April 9, 2026

Re: Recommendation of Award for Elkem Carbide – Auditor’s Parcel D Project

Dear Ms. Broomhall,

We have evaluated the bids received on April 8, 2026, for the Elkem Carbide – Auditor’s Parcel D Project, which consists of the demolition and soil remediation in the City of Keokuk. This project focuses on site clean-up through the EPA-funded program. The bids included a Base Bid and three Add Alternate bid items for consideration of award, based on project budget available. Ten bids were received, listed below with Base Bid plus all three Add Alternatives (see Bid Tab for each Alternate Bid prices):

Hosier Worldwide, Inc.	\$1,248,891.50
Midwest Demolition Contractors, Inc.	\$1,205,296.60
D.W. Zinser Company, Inc.	\$ 986,984.70
Veit	\$1,883,663.70
J Pettiecord	\$1,538,122.00
Keokuk Contractors, Inc.	\$1,840,380.00
Wynn Company, LLC	\$1,201,175.00
D&L Excavating, Inc.	\$1,583,029.88
Commercial Contracting Services	\$1,389,950.00
C.J. Moyna & Sons	\$5,064,920.00
Engineer’s Estimate	\$1,267,692.50

Each bid was checked and confirmed following the bid opening. The unit price governs, and the total price for the item and for the project have been updated in the bid tab to reflect the corrected calculation based on the unit price provided.

D.W. Zinser Company, Inc. is the low bidder for Base Bid plus three Add Alternate bid items. Their proposed construction cost is \$280,707.80 lower than the engineer’s estimate. In addition to being the low bidder, D.W. Zinser Company, Inc. has the ability and resources to complete the project. Therefore, we recommend the City accept the bid from D.W. Zinser Company, Inc. for the Elkem Carbide – Auditor’s Parcel D Project.

Respectfully,

Tracy L Warner, PE

Eocene Environmental Group

ELKEM CARBIDE - AUDITORS PARCEL D - BID TABULATION														
ITEM NO.	UNIT	ESTIMATED QUANTITY	Hosier Worldwide, Inc.		Midwest Demolition Contractors, Inc.		D.W. Zinser Company, Inc.		Veit		J Pethecord		Keokuk Contractors, Inc.	
BASE BID ITEMS			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	MOBILIZATION	LS	1	\$ 55,000.00	\$ 55,000.00	\$ 82,640.00	\$ 82,640.00	\$ 43,000.00	\$ 43,000.00	\$ 272,270.00	\$ 272,270.00	\$ 115,000.00	\$ 115,000.00	\$ 268,675.00
2	CONSTRUCTION SURVEY	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 3,175.00	\$ 3,175.00	\$ 8,800.00	\$ 8,800.00	\$ 10,660.00	\$ 10,660.00	\$ 27,000.00	\$ 27,000.00	\$ 4,400.00
3	CLEARING AND GRUBBING	AC	1.25	\$ 23,000.00	\$ 28,750.00	\$ 24,630.00	\$ 30,787.50	\$ 4,500.00	\$ 5,625.00	\$ 20,040.00	\$ 25,050.00	\$ 14,000.00	\$ 17,500.00	\$ 52,490.00
4	DEMOLITION	LS	1	\$ 188,000.00	\$ 188,000.00	\$ 281,915.00	\$ 281,915.00	\$ 282,000.00	\$ 282,000.00	\$ 248,460.00	\$ 248,460.00	\$ 280,000.00	\$ 280,000.00	\$ 279,600.00
5	REMOVE EXISTING FENCE AND GATES, ALL STYLES AND MATERIAL	LF	700	\$ 2.50	\$ 1,750.00	\$ 0.88	\$ 616.00	\$ 2.00	\$ 1,400.00	\$ 8.30	\$ 5,810.00	\$ 4.50	\$ 3,150.00	\$ 5.00
6	DISPOSAL OF CONSTRUCTION WASTE, DEBRIS AND HOUSEHOLD HAZARDOUS MATERIALS	LS	1	\$ 80,000.00	\$ 80,000.00	\$ 31,760.00	\$ 31,760.00	\$ 5,000.00	\$ 5,000.00	\$ 67,620.00	\$ 67,620.00	\$ 11,000.00	\$ 11,000.00	\$ 20,000.00
7	PAVEMENT REMOVAL ANY DEPTH	SY	7,050	\$ 7.00	\$ 49,350.00	\$ 17.29	\$ 121,894.50	\$ 6.75	\$ 47,587.50	\$ 10.25	\$ 72,262.50	\$ 12.50	\$ 88,125.00	\$ 15.00
8	COVER UTILITY STRUCTURE WITH STEEL PLATE	EA	9	\$ 1,300.00	\$ 11,700.00	\$ 271.50	\$ 2,443.50	\$ 100.00	\$ 900.00	\$ 423.00	\$ 3,807.00	\$ 2,500.00	\$ 22,500.00	\$ 1,000.00
9	REMOVE CONCRETE STRUCTURE	EA	3	\$ 3,000.00	\$ 9,000.00	\$ 6,610.00	\$ 19,830.00	\$ 4,000.00	\$ 12,000.00	\$ 17,320.00	\$ 51,960.00	\$ 5,000.00	\$ 15,000.00	\$ 6,000.00
10	REMOVAL OF CONTAMINATED SOILS, CLASS 10 (EXCAVATION, MULCHING, CLEAN SOIL AND RESPIRAD (SOURCE PROVIDED))	TON	21,560	\$ 26.00	\$ 560,560.00	\$ 20.00	\$ 431,200.00	\$ 19.67	\$ 424,085.20	\$ 37.50	\$ 808,500.00	\$ 28.65	\$ 617,694.00	\$ 33.00
11	TOPSOIL OFF-SITE	CY	2,375	\$ 37.00	\$ 87,875.00	\$ 32.64	\$ 77,620.00	\$ 21.60	\$ 51,300.00	\$ 21.50	\$ 51,062.50	\$ 60.00	\$ 142,500.00	\$ 65.00
12	PROTECT EXISTING MONITORING WELLS	EA	16	\$ 300.00	\$ 4,800.00	\$ 107.00	\$ 1,712.00	\$ 100.00	\$ 1,600.00	\$ 224.00	\$ 3,584.00	\$ 225.00	\$ 3,600.00	\$ 1,000.00
13	STABILIZED CONSTRUCTION EXIT	SY	222	\$ 19.00	\$ 4,218.00	\$ 25.25	\$ 5,605.50	\$ 7.00	\$ 1,554.00	\$ 28.25	\$ 6,271.50	\$ 40.00	\$ 8,880.00	\$ 29.00
14	WATTLE, STRAW, 12-INCH	LF	175	\$ 5.00	\$ 875.00	\$ 4.24	\$ 742.00	\$ 5.00	\$ 875.00	\$ 2.40	\$ 420.00	\$ 14.80	\$ 2,590.00	\$ 7.00
15	SILT FENCE	LF	2300	\$ 3.00	\$ 6,900.00	\$ 2.12	\$ 4,876.00	\$ 2.50	\$ 5,750.00	\$ 2.40	\$ 5,520.00	\$ 3.60	\$ 8,280.00	\$ 1.95
16	SEEDING, FERTILIZING, AND MULCHING (NO MOW, LOW MAINTENANCE FINE FESCUE BLEND)	AC	9.44	\$ 3,300.00	\$ 31,162.00	\$ 1,850.00	\$ 17,464.00	\$ 750.00	\$ 7,080.00	\$ 4,480.00	\$ 42,291.20	\$ 4,200.00	\$ 39,648.00	\$ 2,750.00
17	SEEDING WARRANTY	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 5,295.00	\$ 5,295.00	\$ 3,000.00	\$ 3,000.00	\$ 12,110.00	\$ 12,110.00	\$ 22,000.00	\$ 22,000.00	\$ 2,500.00
18	INSTALL 6 FT SECURITY FENCE WITH VEHICULAR GATE, COMMERCIAL INDUSTRIAL GALVANIZED CHAINLINK, ALONG CARBIDE LANE	LF	1200	\$ 50.00	\$ 60,000.00	\$ 42.36	\$ 50,832.00	\$ 40.33	\$ 48,396.00	\$ 48.25	\$ 57,900.00	\$ 32.00	\$ 38,400.00	\$ 40.00
BASE BID TOTAL				\$ 1,194,930.00	\$ 1,170,306.00	\$ 1,170,306.00	\$ 949,952.70	\$ 949,952.70	\$ 1,746,568.70	\$ 1,746,568.70	\$ 1,442,867.00	\$ 1,442,867.00	\$ 1,744,986.00	\$ 1,744,986.00
ALTERNATE BID ITEMS														
A	ADDITIONAL REMOVAL OF CONTAMINATED SOILS AND IMPORT CLEAN SOIL AND RESPIRAD (SOURCE PROVIDED)	TON	500	\$ 35.00	\$ 17,500.00	\$ 20.00	\$ 10,000.00	\$ 19.67	\$ 9,835.00	\$ 37.75	\$ 18,875.00	\$ 28.65	\$ 14,325.00	\$ 49.00
B	REMOVE RAILROAD SPUR	LF	1193	\$ 5.50	\$ 6,561.50	\$ 7.20	\$ 8,599.60	\$ 4.00	\$ 4,772.00	\$ 35.00	\$ 41,785.00	\$ 10.00	\$ 11,930.00	\$ 44.00
C	REMOVE GRAVEL AND PAVEMENT DRIVE AND REPLACE WITH CLEAN GRAVEL	SY	2300	\$ 13.00	\$ 29,900.00	\$ 7.13	\$ 16,399.00	\$ 9.75	\$ 22,425.00	\$ 33.25	\$ 76,475.00	\$ 30.00	\$ 69,000.00	\$ 8.00
BASE BID + ADD ALTERNATES TOTAL				\$ 1,248,891.50	\$ 1,205,295.60	\$ 1,205,295.60	\$ 986,984.70	\$ 986,984.70	\$ 1,883,663.70	\$ 1,883,663.70	\$ 1,538,122.00	\$ 1,538,122.00	\$ 1,840,380.00	\$ 1,840,380.00

ELKEM CARBIDE - AUDITORS PARCEL D - BID TABULATION													
ITEM NO.	ESTIMATED QUANTITY	UNIT	Wynn Company, LLC		D&L Excavating, Inc.		Commercial Contracting Services		C.J. Moyna & Sons		Engineer's Estimate		
BASE BID ITEMS			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	
1 MOBILIZATION	1	LS	\$ 43,000.00	\$ 43,000.00	\$ 72,700.00	\$ 72,700.00	\$ -	\$ -	\$ 980,000.00	\$ 980,000.00	\$ 27,500.00	\$ 27,500.00	
2 CONSTRUCTION SURVEY	1	LS	\$ 9,000.00	\$ 9,000.00	\$ 11,500.00	\$ 11,500.00	\$ 3,000.00	\$ 3,000.00	\$ 50,000.00	\$ 50,000.00	\$ 7,500.00	\$ 7,500.00	
3 CLEARING AND GRUBBING	1.25	AC	\$ 6,000.00	\$ 7,500.00	\$ 20,800.00	\$ 26,000.00	\$ 25,600.00	\$ 32,000.00	\$ 70,000.00	\$ 87,500.00	\$ 5,000.00	\$ 6,250.00	
4 DEMOLITION	1	LS	\$ 400,000.00	\$ 400,000.00	\$ 551,800.00	\$ 551,800.00	\$ 425,000.00	\$ 425,000.00	\$ 1,810,000.00	\$ 1,810,000.00	\$ 575,000.00	\$ 575,000.00	
5 REMOVE EXISTING FENCE AND GATES, ALL STYLES AND MATERIAL	700	LF	\$ 3.00	\$ 2,100.00	\$ 6.00	\$ 4,200.00	\$ 24.29	\$ 17,000.00	\$ 18.00	\$ 12,600.00	\$ 7.50	\$ 5,250.00	
6 DISPOSAL OF CONSTRUCTION WASTE, DEBRIS AND HOUSEHOLD HAZARDOUS MATERIALS	1	LS	\$ 17,000.00	\$ 17,000.00	\$ 15,400.00	\$ 15,400.00	\$ 250,000.00	\$ 250,000.00	\$ 220,000.00	\$ 220,000.00	\$ 100,000.00	\$ 100,000.00	
7 PAVEMENT REMOVAL ANY DEPTH	7,050	SY	\$ 12.00	\$ 84,600.00	\$ 5.00	\$ 35,250.00	\$ 11.63	\$ 82,000.00	\$ 21.50	\$ 151,575.00	\$ 7.50	\$ 52,875.00	
8 COVER UTILITY STRUCTURE WITH STEEL PLATE	9	EA	\$ 500.00	\$ 4,500.00	\$ 1,500.00	\$ 13,500.00	\$ 555.56	\$ 5,000.00	\$ 2,500.00	\$ 22,500.00	\$ 100.00	\$ 900.00	
9 REMOVE CONCRETE STRUCTURE	3	EA	\$ 7,000.00	\$ 21,000.00	\$ 20,000.00	\$ 60,000.00	\$ 33,500.00	\$ 100,500.00	\$ 18,000.00	\$ 54,000.00	\$ 1,000.00	\$ 3,000.00	
10 REMOVAL OF CONTAMINATED SOILS, CLASS 10 (EXCAVATION, MULCHING, CLEAN SOIL AND RESPREAD (SOURCE PROVIDED))	21,560	TON	\$ 22.00	\$ 474,320.00	\$ 24.55	\$ 529,286.00	\$ 0.93	\$ 20,000.00	\$ 46.00	\$ 991,760.00	\$ 15.00	\$ 323,400.00	
11 TOPSOIL OFF-SITE	2,375	CY	\$ 14.00	\$ 33,250.00	\$ 34.00	\$ 80,750.00	\$ 84.21	\$ 200,000.00	\$ 76.00	\$ 180,500.00	\$ 20.00	\$ 47,500.00	
12 PROTECT EXISTING MONITORING WELLS	16	EA	\$ 150.00	\$ 2,400.00	\$ 200.00	\$ 3,200.00	\$ 1,562.50	\$ 25,000.00	\$ 3,500.00	\$ 56,000.00	\$ 100.00	\$ 1,600.00	
13 STABILIZED CONSTRUCTION EXIT	222	SY	\$ 10.00	\$ 2,220.00	\$ 36.00	\$ 7,992.00	\$ 45.05	\$ 10,000.00	\$ 60.00	\$ 13,320.00	\$ 25.00	\$ 5,550.00	
14 WATTLE, STRAW, 12-INCH	175	LF	\$ 2.00	\$ 350.00	\$ 10.00	\$ 1,750.00	\$ 37.14	\$ 6,500.00	\$ 5.00	\$ 875.00	\$ 4.50	\$ 787.50	
15 SILT FENCE	2300	LF	\$ 2.00	\$ 4,600.00	\$ 3.00	\$ 6,900.00	\$ 8.78	\$ 20,200.00	\$ 2.50	\$ 5,750.00	\$ 4.50	\$ 10,350.00	
16 SEEDING, FERTILIZING, AND MULCHING (NO MOW, LOW MAINTENANCE FINE FESCUE BLEND)	9.44	AC	\$ 1,100.00	\$ 10,384.00	\$ 3,177.00	\$ 29,990.88	\$ 3,389.83	\$ 32,000.00	\$ 3,000.00	\$ 28,320.00	\$ 1,250.00	\$ 11,800.00	
17 SEEDING WARRANTY	1	LS	\$ 500.00	\$ 500.00	\$ 3,000.00	\$ 3,000.00	\$ 6,500.00	\$ 6,500.00	\$ 3,500.00	\$ 3,500.00	\$ 2,000.00	\$ 2,000.00	
18 INSTALL 6 FT SECURITY FENCE WITH VEHICULAR GATE, COMMERCIAL/INDUSTRIAL GALVANIZED CHAINLINK, ALONG CARBIDE LANE	1200	LF	\$ 30.00	\$ 36,000.00	\$ 48.00	\$ 57,600.00	\$ 42.29	\$ 50,750.00	\$ 80.00	\$ 96,000.00	\$ 50.00	\$ 60,000.00	
BASE BID TOTAL			\$	\$ 1,152,724.00	\$	\$ 1,510,830.88	\$	\$ 1,285,450.00	\$	\$ 4,764,200.00	\$	\$ 1,213,762.50	
ALTERNATE BID ITEMS													
A ADDITIONAL REMOVAL OF CONTAMINATED SOILS AND IMPORT CLEAN SOIL AND RESPREAD (SOURCE PROVIDED)	500	TON	\$ 25.00	\$ 12,500.00	\$ 29.00	\$ 14,500.00	\$ 50.00	\$ 25,000.00	\$ 46.00	\$ 23,000.00	\$ 15.00	\$ 7,500.00	
B REMOVE RAILROAD SPUR	1193	LF	\$ 7.00	\$ 8,351.00	\$ 16.00	\$ 21,474.00	\$ 24.73	\$ 29,500.00	\$ 40.00	\$ 47,720.00	\$ 10.00	\$ 11,930.00	
C REMOVE GRAVEL AND PAVEMENT DRIVE AND REPLACE WITH CLEAN GRAVEL	2300	SY	\$ 12.00	\$ 27,600.00	\$ 15.75	\$ 36,225.00	\$ 21.74	\$ 50,000.00	\$ 100.00	\$ 230,000.00	\$ 15.00	\$ 34,500.00	
BASE BID + ADD ALTERNATES TOTAL			\$	\$ 1,201,175.00	\$	\$ 1,583,025.88	\$	\$ 1,385,950.00	\$	\$ 5,064,920.00	\$	\$ 1,267,692.50	



COUNCIL ACTION FORM

Date: April 16, 2026

Presented By: B. Carroll, PWD

Subject: Bel Air Reconstruction Agenda Item: 10 a & b

Description:

Plans and specifications for the Bel Air Reconstruction Project have been completed. The proposed reconstruction includes Bel Air Street and Park Lane, from North 17th Street to Bel Air Street. The project will involve full street reconstruction, replacement of sanitary sewer along Bel Air Street, and installation of select storm sewer intakes.

Now, Thursday, April 16, 2026, at 5:30 p.m., is the time and place for a public hearing on the proposed plans, specifications, form of contract, and estimate of cost for the Bel Air Reconstruction Project.

Staff further recommends that, following the public hearing, the City Council approve the plans, specifications, form of contract, and estimate of cost for the Bel Air Reconstruction Project.

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 APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE BEL AIR RECONSTRUCTION PROJECT

WHEREAS plans, specifications, form of contract, and estimate of cost have been prepared for the Bel Air Reconstruction Project, which includes the reconstruction of Bel Air Street and Park Lane from North 17th Street to Bel Air Street, including replacement of sanitary sewer along Bel Air Street and select storm sewer intakes; and

WHEREAS a public hearing on said plans, specifications, form of contract, and estimate of cost has been held in accordance with Iowa law; and

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that the plans, specifications, form of contract, and estimate of cost for the Bel Air Reconstruction Project are hereby approved.

Passed this 16th day of April 2026.

Mayor – Mark Smidt

Attest – Celeste El Anfaoui



COUNCIL ACTION FORM

Date: April 16, 2026

Presented By: B. Carroll, PWD

Subject: South 10th Street Mill & Overlay Agenda Item: 11 a & b

Description:

Plans and specifications for the South 10th Street Mill & Overlay Project have been completed. The project will consist of South 10th Street between Timea Street and Main Street including ADA sidewalk replacement, full depth patching, and curb replacement.

Now, Thursday, April 16, 2026, at 5:30 p.m., is the time and place for a public hearing on the proposed plans, specifications, form of contract, and estimate of cost for the South 10th Street Mill & Overlay Project.

Staff further recommends that, following the public hearing, the City Council approve the plans, specifications, form of contract, and estimate of cost for the South 10th Street Mill & Overlay Project.

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 APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE SOUTH 10TH STREET MILL & OVERLAY PROJECT

WHEREAS plans, specifications, form of contract, and estimate of cost have been prepared for the South 10th Street Mill & Overlay between Timea Street and Main Street including ADA sidewalk replacement, full depth patching, and curb replacement; and

WHEREAS a public hearing on said plans, specifications, form of contract, and estimate of cost has been held in accordance with Iowa law.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that the plans, specifications, form of contract, and estimate of cost for the South 10th Street Mill & Overlay Project are hereby approved.

Passed this 16th day of April 2026

Mayor – Mark Smidt

Attest – Celeste El Anfaoui



COUNCIL ACTION FORM

Date: 4/16/2026

Presented By: El Anfaoui

Subject: Pool Sewer Fees Agenda Item: 12

Description:

In previous years the city has granted adjustments to sewer bills for residents filling swimming pools. This is not within our code of ordinances and should be approved by the council annually through a resolution. The adjustment would reduce the sewer charges to the resident's 12 month average and the adjustment must be requested by the resident prior to the due date of the billing.

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 AUTHORIZING ADJUSTMENT IN SEWER CHARGES
RELATED TO THE FILLING OF SWIMMING POOLS**

WHEREAS, residents of the City of Keokuk, Iowa that fill backyard pools incur charges for sewer usage in accordance with the Code of Ordinances for the City of Keokuk, Iowa:
and

WHEREAS, the water used to fill said backyard pool does not enter the sanitary sewer system.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF KEOKUK, STATE OF IOWA: that residents of the City of Keokuk, Iowa that fill backyard pools shall have their associated sewer charges reduced to the twelve (12) month average for the resident's address provided that said resident requests said adjustment before payment of the sewer billing where the charges have been incurred. Residents are limited to one pool filling adjustment per year, appeals will not be considered.

PASSED, APPROVED, AND ADOPTED this 16th day of April 2026.

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: April 16, 2026

Presented By: Ferneau

Subject: Goal Setting Workshop Resolution Agenda Item: 13

Description:

The City Council and Mayor have expressed interest in undertaking a Goal Setting Workshop for the group, an activity that would be very worthwhile. The Mayor has been in contact with Iowa State University Extension & Outreach - Community and Economic Development (ISUOE-CED) in regards to whether they have experience facilitating goal setting workshops, and if they would be willing to perform these services for the City of Keokuk. They are willing to do so at a cost of \$1,800. This is not a budgeted expenditure, but there is significant value to the process. A copy of their proposal is included in your packet along with the Resolution authorizing entering into an agreement with them. I recommend approval; we will need to work it into our operating costs in FY2027. This would likely be a Saturday morning session occurring sometime this fall.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 001-610-6230 Title: training

Amount Budgeted: 4,000.00

Actual Cost: 1,800.00

Under/Over: _____

Funding Sources:

General Fund

Departments:

Council/Administration

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

RESOLUTION NO.

**RESOLUTION AUTHORIZING MAYOR TO TAKE ACTION TO
ARRANGE FOR A COUNCIL GOAL SETTING SESSION
FACILITATED BY IOWA STATE UNIVERSITY EXTENSION &
OUTREACH – COMMUNITY AND ECONOMIC DEVELOPMENT**

WHEREAS, the City Council of the City of Keokuk finds it desirable to undertake a goal-setting session to determine priorities for the community for the next several years: and

WHEREAS, the Iowa State University Extension & Outreach, Community and Economic Development (ISUEO-CED) division is strategically structured to help facilitate this discussion in a constructive manner.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF KEOKUK, STATE OF IOWA: that the Mayor of Keokuk is authorized to undertake efforts necessary to enter into a contract for services with ISUEO-CED for a facilitated City Council Goal Setting Workshop.

PASSED, APPROVED, AND ADOPTED this 16th day of April 2026.

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

March 16, 2026

PROPOSAL: Facilitated Goal Setting for the Keokuk City Council

TO: Mark Smidt, Keokuk Mayor

Background

The City of Keokuk is looking to conduct a goal setting session with the city council. The session would be to help the council look at the future of the City of Keokuk and explore their current reality and potential opportunities for the next year and beyond.

Opportunities

1) Aligning Council Priorities:

The session helps the council align around shared priorities and set clear goals for the city's future.

2) Improving Governance and Effectiveness:

The session allows the council to clarify roles, improve how it works together, and better use members' time and expertise.

3) Identifying Strategic Opportunities:

The session provides space to identify future opportunities for growth, partnerships, and capacity building for the city.

Target Work:

- 1) Facilitate a goal setting session to help the council understand current reality and future potential
- 2) Identify what opportunities the council members want to see.
- 3) 4-hour session with potential to do follow up session six months from original session.

Phase I. Goal Setting Workshop: ISUEO-CED will facilitate a four-hour goal setting session.

Phase II. Follow up Check Ins: ISUEO- CED will facilitate a six-month follow-up.

Implementation Timeline: The costs will be all inclusive of labor, materials, travel and report production. This proposal does not include venue rental costs, participant refreshments or incentives.

Summary of Phases	Timeframe	Cost
I. Goal Setting Workshop	Fall 2026	\$1,800
II. Follow up check in	Spring 2027	Included
TOTAL		\$1,800

Respectfully submitted, Tobin Krell



COUNCIL ACTION FORM

Date: April 10, 2026

Presented By: Broomhall & Rose

Subject: Resolution construction of office building for Saddle Club Agenda Item: 14

Description:

The Keokuk Saddle Club has submitted a request for permission to construct a 32' x 40' metal building with an attached 8' x 40' unenclosed porch on leased property located at Joyce Park.

Pursuant to Article 1, Sections 1.13 and 1.15 of the lease agreement, the Lessee is required to obtain prior written approval from the Lessor before the siting and construction of any new permanent structures. Section 1.13 allows for the development of permanent structures that support educational and recreational uses consistent with the organization's mission, provided such construction complies with all applicable laws, ordinances, and City standards. The lease further requires that written notice be provided to the City at least thirty (30) days prior to commencement of any alterations, allowing the City time to review and make recommendations. The Lessee is required to comply with any such recommendations.

Section 1.15 further stipulates that the Lessee must obtain prior written approval from the Lessor for the construction of new permanent buildings or any modifications affecting the exterior of existing structures, as well as for any improvements related to uses not specifically permitted under the lease.

Staff has reviewed the request and identified concerns related to the lack of adequate fire protection infrastructure at the proposed site. Specifically, a waterline capable of supporting fire protection services is not currently available in this area, as required by applicable code. Staff has indicated that such infrastructure improvements should be addressed prior to any new development.

Additionally, legal counsel, Patrick O'Connell of Lynch Dallas, P.C., has advised that as property owners, the City may be exposed to premises liability risks if adequate fire protection measures are not in place.

Staff has further noted that it is not appropriate for the Saddle Club to bear sole responsibility for the installation of utilities necessary to support fire protection. Given that this area is part of Joyce Park, coordination among affected entities is warranted. Staff recommends that improvements be considered in the context of the overall Joyce Park master plan to ensure a comprehensive and equitable approach to infrastructure development.

Based on the above, the City Council may wish to consider denying the request until such time as required utilities and fire protection measures are in place.

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 APPROVING THE CONSTRUCTION OF A 32' X 40' MULTIPURPOSE OFFICE BUILDING WITH AN 8' X 40' UNENCLOSED PORCH BY THE KEOKUK SADDLE CLUB ON LEASED LAND AT JOYCE PARK

WHEREAS, on August 8, 2017, the City of Keokuk, Iowa, and the Keokuk Saddle Club entered into a long-term lease agreement for the use of certain real property located within Joyce Park; and

WHEREAS, Article 1, Section 1.13 and Section 1.15 of said lease agreement require the Lessee to obtain prior written approval from the City before the construction of any new permanent structures, and further require that written notice be provided to the City at least thirty (30) days prior to the commencement of any such construction to allow for review and recommendations; and

WHEREAS, the Keokuk Saddle Club has submitted a request to construct a 32-foot by 40-foot multipurpose office building with an attached 8-foot by 40-foot unenclosed porch on the leased premises at Joyce Park; and

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

THAT the Keokuk City Council has reviewed the request submitted by the Keokuk Saddle Club to construct a 32' x 40' multipurpose office building with an 8' x 40' unenclosed porch on leased land at Joyce Park and hereby approves said request.

Passed this 16th day of April 2026.

Mark Smidt, Mayor

Attest: _____

Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: April 16, 2026

Presented By: Ferneau

Subject: Resolution Assisting Main Street Keokuk Agenda Item: 15

Description:

Main Street Keokuk, Inc. has been working on developing a pocket park at 1028 Main Street, adjacent to their current office, for the past couple of years. They have secured a little over \$20,000 of funding towards this project, and are tentatively planning on performing the work over the next couple of months. The project is expected to include the planting of 6-7 trees, the construction of a stage, and the development of a walkway and seating areas within the lot. The goal is for this to be a public park that helps to transform the downtown Main Street corridor. City crews would be able to plant the trees that are a part of the project. Our crew performs similar tasks in City parks throughout the community. State law requires that City involvement in a project such as this can only be justified if there is a public purpose; the development of a pocket park open to the public that helps to transform the Main Street corridor fits within the purview of a public purpose if the City Council so desires to move forward with participating in the project.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

General Fund

Departments:

Parks

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

RESOLUTION NO.

**RESOLUTION AUTHORIZING CITY CREWS TO ASSIST IN
PLANTING TREES ON BEHALF OF MAIN STREET KEOKUK, INC
IN THE COMMUNITY POCKET PARK ON LOT AT 11TH AND MAIN
STREET INTERSECTION**

WHEREAS, Main Street Keokuk, Inc. is a nonprofit dedicated to promoting and advocating for development of downtown Keokuk, assisting in efforts that have seen nearly \$74 million of investments over the 40 years of its existence that have benefited the citizens of Keokuk, Iowa: and

WHEREAS, Main Street Keokuk, Inc. has recently undertaken efforts to install a pocket park accessible to the public on an empty lot at the intersection of 11th Street and Main Street with an estimated total project cost of approximately \$30,000, inclusive of the planting of several trees, a small band stand, and creative walkways, designed to promote the downtown area as a whole and benefit the public in Keokuk, Iowa; and

WHEREAS, the City Council of the City of Keokuk, Iowa desires to support this public purpose by providing in-kind services by assisting with the planting of the trees on this lot, with an estimated value of \$1,500.00; and

WHEREAS, the City Council finds this support serves a valid public purpose and not merely a private purpose.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF KEOKUK, STATE OF IOWA: that the Mayor of Keokuk is authorized to sign the attached agreement for the development of a pocket park open for the public to use, with municipal in-kind staff support to Main Street Keokuk, Inc. for the planting of trees as part of the project with an estimated value not to exceed \$1,500.00

PASSED, APPROVED, AND ADOPTED this 16th day of April 2026.

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

In-Kind Service Agreement Between the City of Keokuk, Iowa and the Main Street Keokuk, Inc.

Main Street Keokuk, Inc. undertakes multiple projects for the benefit of the public and has done so for the 40 years of its existence. Main Street Keokuk developed a plan in 2023 to develop a pocket park on a lot at the intersection of 11th Street and Main Street, 1028 Main Street. This small park is designed to offer a small, outdoor community space for a variety of uses. Main Street Keokuk, Inc. has created a development plan for this lot that includes the construction of a stage, the planting of 6-7 trees, the installation of other various vegetation, and the installation of sidewalks among other components at an anticipated cost of over \$20,000. Main Street Keokuk, Inc. has raised a majority of the funds necessary for the creation of this pocket park designed for the entire community's benefit. As part of this agreement, Main Street Keokuk, Inc. will follow through on the development of this pocket park with the agreed upon elements contained in their initial project plan and will make the pocket park accessible to the public.

The City of Keokuk recognizes the value of this pocket park and its public benefit, and desires to be a part of its development. As such, the City of Keokuk agrees to provide equipment and staff who are experienced in tree planting in city parks to assist in the planting of the trees in this pocket park, once procured by Main Street Keokuk, Inc. The estimated value of this in-kind service is approximately \$1,500.00

Agreed by:

Main Street Keokuk, Inc. Date

City of Keokuk Date



COUNCIL ACTION FORM

Date: April 16, 2026

Presented By: Brian Carroll, PWD

Subject: Johnson Street Mill & Fill 1st St. - Water St. Agenda Item: 16

Description:

The City of Keokuk Public Works/Street Department, at the direction of the Public Works Committee solicited quotes for a 3-inch mill and fill Hot Mix Asphalt (HMA) project on Johnson Street, from 1st Street to Water Street. Two quotes were received from W.L. Miller Company and Norris Asphalt. After reviewing the quotes, Staff recommends awarding the contract to the low bidder, W.L. Miller Company, in the amount of \$42,562.50

FINANCIAL

Is this a budgeted item? YES NO

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

Amount Budgeted: \$200,000

Actual Cost: \$42,562.50

Under/Over: _____

Funding Sources:

RUT _____

Departments:

RUT _____

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

RESOLUTION NO.

**A RESOLUTION APPROVING CONTRACT FOR
JOHNSON STREET MILL & FILL FROM 1ST STREET TO WATER STREET**

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

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

WHEREAS two (2) quotes were received, W.L. Miller Company of Hamilton, IL submitted the low bid in the amount of \$ 42,562.50.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that a contract be awarded to W.L. Miller Company for the Johnson Street Mill and Fill Project in the amount of \$ 42,562.50.

Passed this 16th day of April 2026

Mayor – Mark Smidt

Attest – Celeste El Anfaoui



750 East County Road 1220
HAMILTON IL. 62341
PHONE 217-847-3316
FAX 217-847-3921

701 W. BREWINGTON AVE.
KIRKSVILLE MO.63501
PHONE 660-665-3521
FAX 660-627-199

PROPOSAL

DATE: APRIL 2, 2026

From: Brandon Althide

Keokuk City Streets 2026

To: Brian Carroll

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

* Mill and fill 3” on Johnson St. from 1st St. to Water St. Estimated 1135/SY. @ \$37.50/SY

Total \$42,562.50

* MOB & Tack Coat included*

WE PROPOSE HEREBY TO FURNISH MATERIAL COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS. UNIT PRICE WILL APPLY.

NOTE: WE MAY WITHDRAW THIS PROPOSAL IF NOT ACCEPTED WITHIN 30 DAYS.

AUTHORIZED SIGNATURE: _____

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

DATE: _____ SIGNATURE: _____

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

Conditions:

Any alteration or deviation from specifications involving extra costs when executed only upon written orders from the owner, and will become an extra charge over and above the estimate. Owners to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen’s Compensation Insurance.

PLEASE SIGN AND RETURN COPY TO OR OFFICE RETAIN SECOND FOR YOUR RECORDS

NORRIS ASPHALT PAVING

April 13, 2026

City of Keokuk
501 Main Street
Keokuk, IA 52632

RE: Johnson St (from 1st St to Water St)

Brian

The following is our estimate for the 3-inch mill and fill on Johnson St. The crew will start by milling the material off and hauling it to the designated location provided by the city. The hot mix asphalt (HMA) will be paved in two compacted lifts totaling 3 inches. This does not include samples, testing, rock base, or over excavation if needed. If you have any questions, please give me a call.

	Description	Approx. Units	Cost Per Unit	Extension
1	3 Inch HMA Mill and Fill	1,135 SY	\$44.59	\$50,609.65
				\$ 0.00
				\$ 0.00
				\$ 0.00
			TOTAL	\$50,609.65

Quote valid for 30 days.

All quantities are estimated, actual quantities will prevail.

Quote includes all equipment, labor, and materials to complete project as described.

Net 30 days. Interest will be accrued @ 1.5% per month on balances over 30 days.

If accepted, please sign, date, and return one copy to NAP Co. Your project will be scheduled as permitted by our Commercial Crew. Thank you!

Accepted: _____ Date: _____

Thank you for the opportunity to quote your project. If you have any questions about the above quote, please give us a call.

Respectfully submitted,



T.J. Blain
Commercial Sales





COUNCIL ACTION FORM

Date: April 13, 2025

Presented By: Broomhall

Subject: Consider resolution grating extension for 604 Grand Avenue Agenda Item: 17

Description:

The City Council previously approved the sale of the property located at 604 Grand Avenue to Marcus Allen and Peggy Jahani through Resolution No. 311-2023. The approval was based on a proposal to construct a single-family dwelling within twenty-four (24) months of the deed date of November 7, 2023. On May 1, 2025, the City Council approved Resolution No. 212-2025, granting a one-year extension of the construction deadline to November 8, 2026. The property owners recently requested removal of the construction deadline requirement. On April 2, 2026, the City Council denied that request but indicated a willingness to grant one final extension to allow additional time for completion of the project.

The attached resolution provides for a one-year extension of the construction deadline to November 8, 2027. It also includes a reversion clause stating that if construction of a single-family dwelling is not completed by that date, ownership of the property shall revert to the City of Keokuk, as agreed on in the initial agreement.

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 GRANTING AN ADDITIONAL ONE-YEAR EXTENSION TO DEVELOP PROPERTY LOCATED AT 604 GRAND AVENUE, CITY OF KEOKUK, IOWA

WHEREAS, the City Council of the City of Keokuk approved the disposal of property located at 604 Grand Avenue by Resolution No. 311-2023 to Marcus Allen and Peggy Jahani; and

WHEREAS, the sale of said property was based upon a proposal that the purchasers would construct a single-family dwelling within twenty-four (24) months from the date of the deed, being November 7, 2023; and

WHEREAS, by Resolution No. 212-2025, approved on May 1, 2025, the City Council granted a one-year extension of said construction deadline to November 8, 2026; and

WHEREAS, on April 2, 2026, the City Council denied a request to remove the construction time requirement, but agreed to grant an additional one-year extension to complete development of the property; and

WHEREAS, the City Council finds that granting a final extension is appropriate and in the best interest of the City;

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

THAT, the deadline for construction of a single-family dwelling at 604 Grand Avenue is hereby extended an additional one (1) year, through November 8, 2027, for Marcus Allen and Peggy Jahani and in the event the purchasers fail to complete construction of a single-family dwelling on the property by November 8, 2027, ownership of the property shall revert to the City of Keokuk, Iowa, without further action, and upon such terms as may be necessary to effectuate said reversion, including execution of any required documents.

Passed this 16th day of April 2026.

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: April 16, 2026

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

Subject: Public Safety Roof Engineering Agreement Agenda Item: 18

Description:

The City of Keokuk recently sent Requests For Qualifications (RFQ's) to engineers for design of the Public Safety Building Roof Replacement Project. Three (3) proposals were received from Klingner & Associates, P.C, Bolton & Menk, Inc., and Emergent Architecture.

After staff review and scoring, we have selected Klingner & Associates, P.C.

Services include:

- Evaluation \$10,000.00
- Construction Documents \$15,000.00
- Bidding \$ 4,500.00
- Construction Administration \$15,000.00
- TOTAL LUMP SUM FEE \$44,500.00

We would therefore recommend that the City approve the engineering agreement with Klingner & Associates, P.C. for the design of the Public Safety Building Roof Replacement Project for the amount of \$44,500.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 306-750-6750 Title: Capital Improv/Facilities

Amount Budgeted: \$455,000

Actual Cost: \$44,500

Under/Over: _____

Funding Sources:

Capital Improvements

Departments:

Public Safety

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

RESOLUTION NO.

**A RESOLUTION APPROVING ENGINEERING FIRM FOR
PUBLIC SAFETY BUILDING ROOF REPLACEMENT**

WHEREAS the City of Keokuk recently sent out Requests for Qualifications (RFQ's) for the Public Safety Building Roof Replacement Project; and

WHEREAS three (3) engineering firms sent back proposals to review, which were Klingner & Associates, P.C, Bolton & Menk, Inc., and Emergent Architecture; and

WHEREAS after staff review and scoring, Klingner & Associates, P.C. was selected to perform the engineering for an amount of \$44,500.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that Klingner & Associates, P.C. of Burlington, IA was selected to perform engineering services for the Public Safety Building Roof Replacement Project for an amount of \$44,500.

Passed this 16th day of April 2026.

Mayor – Mark Smidt

Attest – Celeste El Anfaoui

PROPOSAL FOR: City of Keokuk
REGARDING: Public Safety Building – Roof Replacement
Keokuk, IA
DATE: April 13, 2026

PROJECT UNDERSTANDING

The City of Keokuk (Client) has requested that Klingner & Associates, P.C. (Klingner) provide a proposal for design services for the Keokuk Public Safety Building - Roof Replacement. The project location is 1222 Johnson Street, Keokuk, Iowa. The project delivery method will be Design-Bid-Build.

The existing roof is likely at the end or near the end of its useful life. Klingner will field verify the existing conditions, evaluate the roof system and roof deck for structural integrity. Klingner will document the existing conditions and provide report to the Client including recommendations and a preliminary opinion of probable construction cost. Klingner will review the report with the Client and address any feedback.

Following the presentation of the report, Klingner will provide Construction Documents for replacing the roof based on roof replacement recommendations and feedback from the Client. Technical specifications will be provided in conjunction with the Construction Document drawings. Klingner will review the 90% Construction Document set with the Client, receive feedback/approval from the Client to have the project publicly bid to Contractors.

During Bidding, Klingner will conduct a pre-bid meeting and site tours with Contractors, issue addenda as required, attend bid opening and analyze submitted bids for completeness, qualifications, and cost competitiveness.

Once a Contractor has been selected, Klingner will draft the contract between Owner and Contractor (AIA agreement A101), attend a pre-construction meeting, review submittals from the Contractor regarding roofing materials/system, perform construction observation site visits, review all pay applications and lien waivers, review requests for change order (if required), provide one punch list view of the project, provide Certificate of Substantial Completion, provide one final completion inspection upon notification punch list is complete, review closeout documents and submit the closeout documents to the Client.

Klingner's Scope of Services for design will be for architecture with the following phase: Evaluation, Construction Documents (CDs), Bidding Assistance, and Construction Administration (CA).

The Scope of Services will be provided in accordance with the Klingner & Associates, P.C. attached General Terms and Conditions.

SCOPE OF SERVICES

I. ARCHITECTURE

i. Evaluation

1. Evaluate the roof system across all 11,450 square feet.
 - a. Document existing roof surface conditions and remaining service life (if any).
 - b. Document drainage performance and water ponding locations.
 - c. Review flashing conditions at each different condition including penetrations and transitions.
 - d. Document existing insulation type.
 - e. Review roof deck structural integrity.
 - f. Retrieve existing dimensions of roof and draft existing roof plan.
2. Provide existing conditions report including recommendations and preliminary opinion of probable construction cost for roof replacement.
 - a. Review report with Client and address any feedback.
 - b. Recommendations included in the report will serve as the Basis of Design for the Construction Documents.

ii. Construction Documents (CDs)

1. Once approved to proceed by the Client, prepare architectural building CDs including plans, details, and specifications that will serve as the building permit, bid and construction set. Deliverables during this phase of work include:
 - a. Selective Demolition plan(s) showing items required to be demolished.
 - b. Roof plan(s) showing replacement of existing roof.
 - c. Details as required by design.
2. Prepare specification documents, including front end and technical specifications.
3. Prepare opinion of probable construction cost.
4. Attend 90% Review Meeting to submit ninety percent (90%) review drawings to Client for approval.
5. Make reasonable final adjustments and submit one hundred percent (100%) plans for permit review and bidding.

iii. Bidding / Permitting

1. The following bidding administration is included:
 - a. Prepare bid form.
 - b. Distribute bidding documents to bidders through Klingner online plan room.
 - c. Conduct a pre-bid meeting.
 - d. Respond to bidder inquiries and issue addenda, if needed.
 - e. Attend bid opening and prepare bid tabulation and recommendation to the Client regarding the potential award of contract.
 - f. Respond to comments and questions from permitting agencies.

iv. Construction Administration / Project Closeout (CA)

1. Per the Scope of Services listed above:
 - a. Draft AIA contract between Owner and Contractor (AIA-A101).
 - Construction schedule will be documented within the contract.
 - b. Attend one (1) pre-construction meeting. Contractor to provide minutes.
 - c. Review submittals (product data & shop drawings), RFI's, and change order requests.
 - d. Perform observation of construction on site via site visits. Anticipated ten (10) periodic site visits based on 8-10 weeks of construction duration.
 - e. Review all Pay Applications and Waivers of Lien.
 - f. Provide one (1) punch list view of the project. Provide Certificate of Substantial Completion for start of one-year warranty period.
 - g. Provide one (1) final inspection upon notification that punch list is complete.

II. CONSULTANT SERVICES

Klingner does not anticipate the need to hire any subconsultants for this project. If agreements are requested to be held with a subconsultant and an agreement can be reached, Klingner will hold the subconsultant agreement for 1.10 times the cost of all subconsultant fees for the services being requested.

III. MEETINGS

As listed in the above scope, this is a summary of anticipated meetings throughout the project.

1. Existing conditions report review meeting attended by the Klingner design team to present existing conditions report and receive feedback.
2. 90% Design review meeting attended by the Klingner design team to present final design documents and receive feedback/approval.

IV. SCHEDULE

We propose the following schedule based on receiving signed agreement by April 17, 2026:

- Provide existing conditions report May 5, 2026.
- Submit ninety percent (90%) Construction Documents on May 27, 2026 and receive feedback.
- Submit one hundred percent (100%) Construction Documents for bidding on June 1, 2026.
- Tentative bid opening date June 19, 2026.
- Award Contractor date June 22, 2026.
- Anticipated Construction Duration: July through August.

V. COMPENSATION

Compensation shall be based on a lump sum fee as per the following breakdown. Payments shall be made in accordance with the Klingner & Associates, P.C.'s General Terms and Conditions. These fees are generated in relation to the Scope of Services herein.

FEE PROPOSAL	
PHASES	
Evaluation	\$10,000.00
Construction Documents	\$15,000.00
Bidding	\$ 4,500.00
Construction Administration	\$15,000.00
TOTAL LUMP SUM FEE	\$44,500.00

VI. INFORMATION TO BE PROVIDED TO KLINGNER & ASSOCIATES, P.C.

- i. Client input and timely approval of review documents to maintain schedule.
- ii. Existing building drawings (if any).

VII. REIMBURSABLE EXPENSES

- i. Reimbursable expenses will be charged according to the attached "Reimbursable Expense Itemization". The only reimbursable expense anticipated at this time is mileage.

VIII. AVAILABLE SERVICES

- i. The following Available Services are not included in the above Scope of Services herein but can be provided upon request and as mutually agreed upon.
 - 1. Anything not specifically listed as included above.
 - 2. Meetings or site visits other than those mentioned in the Scope of Services herein.
 - 3. Hazardous Materials Testing/Abatement Design.
 - 4. Structural Engineering.
 - 5. Mechanical, Electrical, Plumbing (MEP) Engineering.
 - 6. Land Surveying.
 - 7. Civil/Site Design.
 - 8. Furniture, Fixtures, & Equipment (FF&E) selection/design.
 - 9. Development of 3-D computer models for deliverables and use other than as a design tool during the design phase.
 - 10. Design revisions or out of sequence work initiated by the Client after approvals.
 - 11. As-Built Drawings.

IX. APPROVAL

All work will be performed in accordance with the Klingner & Associates, P.C.'s General Terms and Conditions attached or as mutually modified. The return of a signed copy of this Agreement to Klingner will signify acceptance of this proposal and initiation of our services.

Cody N. Basham

4/13/2026

Cody N. Basham
Senior Architect
Galesburg Regional Manager
Klingner & Associates, P.C.

Date

Brian Carroll
Public Works Director
City of Keokuk

Date

GENERAL TERMS AND CONDITIONS

THE AGREEMENT AND DEFINITIONS: These General Terms and Conditions (“T&Cs”) are part of and fully incorporated into the attached services agreement, letter, or proposal (“Proposal”), with the Proposal and these General Terms and Conditions comprising the agreement (“Agreement”) between the division/entity of Klingner & Associates, P.C. (“Consultant”) and the client identified in the Proposal (“Client”) under which Consultant will provide certain engineering, architectural, surveying, environmental or construction phase services (“Services”) to Client in exchange for payment from Client in accordance with the terms of the Agreement. Consultant and Client shall be referred to as the “Parties.” To the extent these T&Cs are used as an exhibit, attachment, or addendum to a contract presented by Client, then the specific terms of these T&Cs shall supersede, prevail, and be given precedent over any conflicting, otherwise inconsistent, and/or general terms, conditions, and provisions of any other contract executed by the Parties. Any construction, design, or engineering contractors, consultants, or other agents directly retained or paid by Client shall be referred to as “Client’s Contractors” or “Contractors,” and shall include Contractor’s subcontractors. The project for which Consultant is providing its Services shall be referred to as the “Project.”

ACCEPTANCE: Client is deemed to have accepted these T&Cs and terms of the Agreement, even without execution of any Agreement or these T&Cs, if Consultant submits a copy of the Proposal, Agreement or T&Cs to Client and thereafter Client directs the Consultant to proceed with its Services or if Client otherwise receives the benefit of Consultant’s Services or submits any payment to Consultant for its Services.

SCOPE OF SERVICES: Consultant’s Services are limited to those expressly and specifically listed in the Agreement, and do not include any service not expressly set forth or listed in the Agreement. Among other things, unless expressly set forth in the Agreement, the Services do not include any special inspections and structural tests as defined in Sections 1701 through 1715 of the International Building Code (IBC). The Consultant assumes no responsibility to perform or provide any services not specifically listed.

SCOPE OF SERVICES – ADDITIONAL TERMS: Below are additional terms and conditions regarding Consultant’s Services.

OPINIONS OF PROBABLE COST: In the event Consultant’s Services include providing opinions of probable cost or estimate costs, Client agrees that Consultant has no control over the cost of labor or materials furnished by others, any Contractor’s methods of determining prices, competitive bidding, or market conditions, and, as such, Consultant cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Consultant’s cost estimates and, further, Consultant makes no warranties, expressed or implied, as to the accuracy of any and all cost estimates or opinions.

CONSTRUCTION ADMINISTRATION SERVICES: In the event Consultant’s Services include Consultant visiting the Project site at agreed upon intervals or otherwise includes any type of construction administration services, Client agrees that in no case shall Consultant be required to make detailed, regular, exhaustive, or continuous on-site inspections to check the quality or quantity of any Contractor’s work, and in no event shall Consultant have any duty, responsibility, or liability for the quality or quantity of work, or lack thereof, performed by any of Contractors.

SUBMITTAL REVIEW SERVICES: In the event Consultant’s Services include Consultant reviewing and/or approving Contractors’ submittals, such as shop drawings, data, samples, product samples, and other information, then Client expressly agrees that Consultant’s reviews and approvals of such information shall be only for the limited purpose of checking for conformance with the design concepts and information expressly set forth within the contract documents for the Project. Among other things, Consultant’s reviews and approvals do not include a review of the accuracy or completeness of the specifics of all information provided by those Contractors, including quantities, dimensions, weights or gauges, construction means and methods, fabrication processes, or other processes, all of which are the sole responsibility of Contractor. Further, Consultant has no responsibility or liability whatsoever for any deviations from the Project contract documents not brought to the attention of Consultant in writing or for Consultant’s review of partial submissions or submission of items for which correlated item submissions have not been received by Consultant.

DESIGN PHASE SERVICES ONLY: Unless Consultant’s Services expressly and specifically include project observation or construction administration within its scope of Services, or if Client, via itself or any of Client’s Contractors, provides construction observation or review services, then Consultant’s Services under this Agreement are *design phase services only*, are deemed *not* to include any construction document review services or other construction administration or construction phase services, and are deemed to be completed upon Consultant’s completion and submittal of the deliverables or contracted for Instrument(s) of Service (defined later herein), and Client otherwise assumes all responsibility for, and releases Consultant from all claims relating to, the application or interpretation of any of the contract documents, the review of submittals, all construction observations, construction administration activities, and construction phase activities/services/events that may be related to Consultant’s Services.

CONSTRUCTION MATERIAL TESTING SERVICES ONLY: If Consultant’s Services consist of only construction material testing services, then Consultant’s Services under this Agreement are deemed to be completed upon Consultant’s submittal of the relevant material testing reports or other Instrument(s) of Service, Consultant has no responsibility or duty to perform any type of testing other than on the materials expressly noted in the Proposal or Agreement, Consultant has no responsibility or duty to perform any type of construction document review services or other construction administration or construction phase services, and Client assumes all responsibility for, and releases Consultant from all claims relating to the, design and engineering of the Project, the application or interpretation of any of the contract documents, the review of submittals, construction observations, construction administration activities, and construction phase activities/services/events that may be related to Consultant’s Services.

STANDARD OF CARE: Services performed by Consultant will be conducted in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing in the same or similar locality under similar circumstances. No other representations, warranties, or guarantees, expressed or implied, are included or intended in this Agreement or in any report, opinion, or document prepared by Consultant.

SUBCONSULTANTS: Consultant may retain any consultants/subconsultants that Consultant deems reasonable or necessary to assist in the performance of its Services. Neither Consultant nor any of Consultant’s consultants/subconsultants are a fiduciary of, or otherwise has any fiduciary duties to, Client, Client’s Contractors, or any other party.

COMPENSATION: Client shall pay Consultant for its Services on one of the bases described below and as identified in the Agreement (“Fees and Expenses”).

The “Lump Sum” method means that Client will pay the stipulated Fees and Expenses as compensation for Consultant’s Services. Appropriate amounts will be incorporated in the Lump Sum to account for labor, overhead, and profit. “Reimbursable Expenses,” as defined below, may be in addition to the Lump Sum as indicated in the Agreement. Upon reaching eighty percent (80%) of the Lump Sum amount, Consultant may notify Client if the Lump Sum should be adjusted for completion of the Services. Client and Consultant shall mutually agree to adjustment of Lump Sum amount.

The “Standard Hourly Rate” method means that Client will pay as the Fees and Expenses an amount equal to the cumulative hours charged per each classification of employee, times Consultant’s current standard hourly rates (which are revised annually on July 1st) for each applicable billing classification for all Services performed on the Project, plus Reimbursable Expenses.

The “Payroll Cost Times Multiplier” method means that Client will pay as the Fees and Expenses an amount equal to the cumulative hours charged per each classification of employee, times a specified multiplier of the employee’s “Payroll Cost.” The Payroll Cost is defined as the salary and wage of an employee plus the cost of customary overhead plus profit.

While Consultant may provide an estimated range of the Fees and Expenses on a Standard Hourly Rate Project or Payroll Cost Times Multiplier Project, it is *an estimate only*, and Consultant makes no guarantees whatsoever regarding what the final Fees and Expenses will be for all of Consultant’s rendered Services to Client.

"Reimbursable Expenses" means the actual costs and expenses incurred directly or indirectly by Consultant in connection with the Services, including but not limited to, authorized out-of-town travel, including mileage at the IRS-approved rate and reasonable lodging and meal expenses; permitting, plan approval, and fees required by authorities having jurisdiction over the Project; printing, reproductions, plotting, and copying existing drawings, plans, specifications, and documents, as well as Instruments of Service prepared by Consultant; renderings, physical models, mock-ups, professional photography, and presentation materials requested by Client or required for the Project; postage, shipping, handling, and delivery; expense of overtime work requiring higher than regular rates, if authorized in advance by Client; equipment and supplies; all taxes levied on professional services and on reimbursable expenses; computer time; any consultants/subconsultants retained by Consultant for the Project; and other similar Project-related expenditures by Consultant. Reimbursable Expenses in the form of charges from consultants/subconsultants retained by Consultant for the Project shall be accompanied by a fifteen percent (15%) mark-up.

LUMP SUM PROJECTS - ADDITIONAL SERVICES: This provision applies to all Agreements under which Client pays Consultant on a Lump Sum basis. After execution of the Agreement and without invalidating the Agreement, Consultant may provide "Additional Services" that are outside of the scope of Services originally defined under the Proposal or Agreement. For Additional Services, except for those services required solely due to the fault of Consultant, Client shall pay Consultant in accordance with the Standard Hourly Rate above incurred by Consultant in connection with providing the Additional Services. In addition, an equitable adjustment in any schedule for Consultant's Services shall be made corresponding to the Additional Services. Generally, Additional Services will not be performed unless prior authorization is received from Client, Client otherwise directs Consultant to perform the Additional Services, or otherwise pursuant to the terms of this Agreement, provided however, the Parties recognize the need for Consultant to perform the following Additional Services should the following situations arise, without the need for Consultant requesting or obtaining prior authorization from Client:

- (a) Services necessitated by a material change in (i) the initial information provided by Client, (ii) previous instructions or approvals given by Client, (iii) the Project, including but not limited to, the size, quality, complexity, Client's schedule, or Client's budget, or (iv) materials or equipment due to an acceptance of substitute materials or equipment other than "or equal" items made by Client or Client's Contractors.
- (b) Services by Consultant due to (i) the presence of any Hazardous Environmental Condition (as defined below), (ii) emergencies or acts of god, (iii) damage to the Project site caused by fire or other causes, (iv) Consultant's review of actual or potential defective or delayed work by one or more Contractors, (v) acceleration of the progress schedule involving services beyond normal working hours, (vi) Client changes to Project design criteria after approval of previous phase(s) of the design process; or (vii) default by any Contractor.
- (c) Services in connection with construction change directives and change orders to reflect changes requested by Client or Client's Contractors.
- (d) Evaluating unreasonable, frivolous, and/or an excessive number of requests for interpretation or information (RFIs), change proposals, or other demands from a Contractor or others in connection with the Project.
- (e) Services necessitated by evaluating equipment performance not caused by Consultant's design services.
- (f) Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared work products;
- (g) Revising previously prepared work products necessitated by official interpretations of applicable codes, laws or regulations that are either (i) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (ii) contrary to requirements of the Instruments of Service when they were prepared in accordance with the applicable standard of care.
- (h) Services necessitated by decisions of Client not rendered in a timely manner or a failure of performance on the part of Client or Client's Contractors.
- (i) Reviewing shop drawings, product data items, samples, and submittals more than two times and as a result of inadequate submissions.
- (j) Services after the award of the construction contract(s) for the Project in evaluating and determining the acceptability of a Contractor's proposed "or equal" item or substitution that is found to be inappropriate, as well as services regarding the evaluation and determination of an excessive number of proposed "or equal" items or substitutions, whether proposed before or after award of the construction contract(s) for the Project.
- (k) Evaluation of the qualifications of entities providing bids or proposals.
- (l) Services resulting from material delays, changes, or price increases occurring as a direct or indirect result of materials, or equipment shortages.
- (m) Services in connection with any partial utilization of the Project by the Client or any owner prior to substantial completion of the Project.
- (n) Preparation of design and documentation for alternate bid or proposal requests proposed by Client.
- (o) Preparation for, and attendance at, a public presentation, meeting or hearing, unless such services are expressly set forth within this Agreement.
- (p) Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where Consultant is a party thereto.

In addition, if the Services covered by this Agreement have not been completed within the "Time of Completion" as defined below, through no fault of Consultant, an extension of Consultant's Services beyond that time shall be compensated as Additional Services.

PAYMENT: Consultant may invoice the Fees and Expenses on a monthly or any other periodic basis, based on the proportion of the Services completed and expenses incurred at the time of invoicing. Payment is due in fifteen (15) days. Interest is charged at one percent (1%) per month on invoices unpaid over thirty (30) days. A 3.5% convenience fee will be charged for electronic payments. Please contact our office to pay electronically. Please return a copy of invoice with payment to assure proper credit. In addition, if Client fails to make payment on invoices unpaid for thirty (30) days and Consultant incurs any costs to collect overdue sums from Client, if allowed by applicable laws, Client agrees that all such collection costs incurred shall immediately become due and payable to Consultant. Collection costs shall include, if allowed by applicable laws, without limitation, reasonable attorney fees, collection agency fees and expenses, court costs, appeal costs, judgment execution and collection costs, and reasonable Consultant staff costs at standard billing rates for Consultant's time spent in efforts to collect. No deductions shall be made from Consultant's Compensation including to impose penalty or liquidated damages on Consultant, or to offset sums requested by or paid to any Contractor(s) or for costs of changes in the Contractor's services, unless Consultant is adjudged to be liable for those amounts in a binding dispute resolution process. Client's making of its final payment of the Compensation to Consultant shall constitute Client's acceptance of Consultant's Services as in compliance with this Agreement and a waiver of all claims against Consultant that are known by Client or should have been known by Client as of the date of the final payment.

DIFFERING OR CHANGED CONDITIONS: This Agreement is expressly based on the conditions of the Project, Project site, and Project structures that are actually known by and disclosed to Consultant. If other conditions not originally known and disclosed become known by or disclosed to Consultant, or such conditions otherwise change, Consultant may elect to require a renegotiation of appropriate portions of this Agreement (e.g., compensation or scope of service) and/or all services performed by Consultant because of the new or differing conditions shall be deemed to be and billed to Client as Additional Services.

REDESIGN OBLIGATION: In the event the bids or negotiated cost of the construction work exceed the Client's budget for construction, upon notice from the Client, the Consultant agrees to modify, on an Additional Services basis, the construction contract documents or those portions of the documents where bids exceeded the Client's budget.

CHANGES AND ADDED VALUE: The Client recognizes that although the Consultant will perform its Services under this Agreement in a manner consistent with the applicable standard of care, the Consultant's instruments of service may contain ambiguities, conflicts, errors, omissions and/or other imperfections. The Client recognizes and expects that certain increased costs and changes may be required because of these imperfections in the Consultant's instruments of service and, therefore, that the final construction cost of the Project may exceed the estimated construction costs or bid amount. Accordingly, the Client agrees to set aside a reserve in the amount of ten percent (10%) of the Project construction costs as a contingency to be used, as required, to pay for any such increased costs and changes. The Client further agrees not to make any claim directly or indirectly against the Consultant on the basis of professional negligence, breach of contract, or otherwise with respect to the increased costs and changes unless the total of such increased costs and changes exceeds fifteen percent (15%) of the final construction cost of the Project, and then only for an amount in excess of such percentage. Any responsibility of the Consultant for the increased costs and changes in excess of such percentage will be determined on the basis of applicable contractual obligations and professional liability standards. For purposes of this provision, the increased costs and changes will not include any costs that the Client would have incurred if the Consultant's instruments of service had not originally contained such conflicts, errors, omissions and other imperfections. In no event will the Consultant be responsible for costs or expenses that provide betterment or upgrades to the Project or enhances the value of the Project.

INFORMATION PROVIDED BY OTHERS: Client shall furnish and grant permission to use, at Client's expense, all information, requirements, reports, data, surveys and instructions set forth in the Agreement or otherwise related to the Services. Consultant may use such information, requirements, reports, data, surveys and instructions in performing its Services and is entitled to rely upon the accuracy and completeness thereof without independent verifications or investigation. Client shall give prompt written notice to Consultant whenever Client observes, or otherwise becomes aware of, any development or new or changed information that affects the scope or time of performance of Consultant's Services. Consultant shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by Client and/or Client's Contractors.

INSTRUMENTS OF SERVICE – OWNERSHIP AND USE: All documents, reports, plans, drawings, models, and other tangible work products or deliverables prepared or furnished by Consultant pursuant to this Agreement are instruments of service ("Instruments of Service"), and Consultant shall retain all ownership and property interest therein. Client shall have a limited license to use the Instruments of Service on the Project, subject to receipt by Consultant of full payment due and owing for all Services relating to preparation of the Instruments of Service and subject to the following limitations: (a) Client acknowledges that such Instruments of Service are not intended or represented to be suitable for use on the Project unless fully prepared and completed by Consultant, or for use or reuse by Client or others on extensions of the Project, on any other project, or for any other use or purpose, without written authorization by Consultant; (b) any such use or reuse, or any modification of the Instruments of Service, without written authorization and adaptation by Consultant, shall be at Client's sole risk; (c) Client fully releases Consultant from liability for, and shall indemnify, defend and hold harmless Consultant from and against, all claims, damages, losses, and expenses, including attorney fees, expert costs, and other costs, arising out of or resulting from, any use, reuse, or modification of the Instruments of Service without written verification, adaptation, and completion by Consultant; and (d) Client acknowledges and agrees that its limited license shall not create any rights in third parties. Finally, in the event Consultant, in its sole discretion, allows for some type of transfer of the ownership in an Instrument of Service to Client, then Client must agree to the terms of Consultant's proposed assignment document and, in all cases, the only ownership or other interest transferred is in the one version of the tangible work product, itself, but not any underlying intellectual property rights in the Instruments of Service.

3-D COMPUTER MODELS: If Consultant prepares 3-D computer models ("3-D Models"), the 3-D Models are solely intended for production of 2-D documents in PDF format for Client and not intended to be used for any other purpose than as a design tool for Consultant during the design, construction and documentation phases. Information and metadata in the model shall not be relied upon unless explicitly stated by Consultant. The digital models will not be made available to contractors or subcontractors during bidding or construction, unless explicitly included in the Agreement and only through a Consultant end user license agreement (EULA). If Client wishes Consultant to create a 3-D Model with a higher level of development than Consultant's normal level, then Consultant reserves the right to request additional time and compensation to do so. In all cases, Consultant shall not be held responsible for any errors or claims arising from Client or Contractor's use of 3-D Models.

DEFECTS IN SERVICE: Client shall immediately report to Consultant any defects or suspected defects in Consultant's Services of which Client becomes or should have become aware and allow Consultant to take measures to minimize the consequences of such defect. Client shall impose a similar notification requirement on Contractors and shall require all subcontracts at any level to contain a like requirement. Failure by Client or Client's Contractors to notify Consultant shall relieve Consultant of any liability for costs of remedying the defects above the sum such remedy would have cost had timely notification been given.

PRODUCTS, EQUIPMENT AND MATERIALS: Client agrees that if any product, equipment or material specified for the Project by the Consultant shall at any future date be suspected or discovered to be defective, not meet the manufacturer's representation, or a health or safety hazard, then the Client shall waive all claims as a result thereof against the Consultant.

TIME OF COMPLETION: Unless a period of time or date of completion for Consultant's Services is expressly provided in the Agreement, the Parties have not agreed to any time period for Consultant's completion of its Services, and, instead, Consultant shall complete its Services within a reasonable period of time. Consultant shall incur no liability, and shall have no portion of the Compensation withheld, due to delay for any reason. In addition, if any delay, for any reason, increases the cost or time required by Consultant to perform its Services, Consultant shall be entitled to an equitable adjustment in schedule and/or compensation.

HAZARDOUS ENVIRONMENTAL CONDITIONS: Unless expressly stated in writing, Consultant does not provide assessments of the existence or presence of any hazardous or other environmental conditions or environmental contaminants or materials ("Hazardous Environmental Conditions"). Client shall inform Consultant of any and all known Hazardous Environmental Conditions before services are provided involving or affecting them. If unknown Hazardous Environmental Conditions are encountered, Consultant will notify the Client. Consultant may without liability or reduction or delay of compensation due, suspend Services on the affected portion of the Project until Client takes appropriate action to abate, remediate, or remove the Hazardous Environmental Condition. Consultant shall not be considered an "arranger", "operator", "generator", "transporter", "owner," or "responsible party" of or with respect to contaminants, materials, or substances: assumes no liability for correction of any Hazardous Environmental Condition; and shall be entitled to payment or reimbursement of expenses, costs, or damages occasioned by undisclosed Hazardous Environmental Conditions. Client shall indemnify, protect, defend (at its expense and with counsel reasonably acceptable to Consultant), and hold harmless Consultant as well as its respective affiliate companies, officers, managers, members, employees, and other agents, from and against all claims, losses, injuries, property damage, causes of actions, judgments, attorneys' fees, costs, compensatory damages, expenses, or other damages associated in any way with the discovery of Hazardous Environmental Condition.

AUTHORITY AND RESPONSIBILITY: Consultant shall not at any time supervise, direct, control, or have authority over any Contractor's work. Consultant shall not have authority over or be responsible for the means, methods, techniques, sequences, progress of work, or procedures of construction selected or used by any Contractor, for the safety precautions and programs incident thereto, for security or safety at the Project site, or for any failure of a Contractor to comply with the applicable laws and regulations. Consultant shall not be responsible whatsoever for the acts or omissions (including but not limited to, any alleged breach of contract, tort, or other liability) of any Contractor, and, likewise, Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to perform its work. Consultant shall not be responsible for any decision made regarding a Contractor's construction contract requirements, or any application, interpretation, or modification of the construction documents other than those made by Consultant.

FAST TRACK/DESIGN-BUILD AND CONSTRUCTION: In consideration of the benefits to Client of employing a "fast track" process (in which some of Consultant's design services overlap the construction work and/or are out of sequence with the traditional project performance or delivery method), and in recognition of the inherent risks of fast tracking to the Consultant which Client accepts, Client waives all claims against Consultant for design changes and modification of portions of the services already constructed due to Client's decision to employ a fast track process. Client further agrees to compensate Consultant for all Additional Services required to modify, correct, or adjust the construction documents and coordinate them in order to meet the Client's Project requirements because of the Client's knowing decision to construct the Project in a fast-track manner.

RIGHT OF ENTRY: Client shall provide for Consultant's right to enter property owned by Client or others in order for Consultant to perform its Services for this Project. Client understands that use of testing or other equipment may unavoidably cause damage, the correction of which is not the responsibility of Consultant.

BURIED UTILITIES: Client shall be responsible for designating the location of all utility lines and subterranean structures within the property lines of the Project. Client agrees to waive any claim against Consultant and to indemnify, protect, defend (at its expense and with counsel reasonably acceptable to Consultant), and hold harmless Consultant as well as its respective affiliate companies, officers, managers, members, employees, and other agents, from and against all claims, injuries, or loss, arising from Consultant or other persons encountering utilities or other manmade objects that were not called to Consultant's attention or that were not properly located on the plans furnished to Consultant. Client further agrees to compensate Consultant for any time or expenses incurred by Consultant in defense of any such claim, in accordance with Consultant's hourly per diem fee schedule and expense reimbursement policy.

PUBLICITY: Unless otherwise expressly stated in the Agreement, Consultant shall have the right to photograph the Project and to use the photographs in the promotion of its professional service through publication, advertising, public relations, brochures, websites, or other marketing media.

EXCUSABLE EVENTS: Consultant shall not be responsible for any of the following events or any other events beyond the reasonable control of Consultant: (a) changes in the information, instructions, or approvals provided by Client; (b) material changes in the Project, including but not limited to, the size, quality, complexity, Client's schedule, Client's budget for the Project, or the procurement or delivery method; (c) changes in the applicable codes, laws or regulations thereby necessitating Consultant's revision of any previously prepared Instruments of Service; (d) official interpretations of applicable codes, laws or regulations that are either contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care; (e) decisions by Client not rendered in a timely manner or any other failure of performance on the part of Client or Client's Contractors; (f) the presence or encounter of any hazardous or toxic materials on the Project; and (g) weather conditions, work slowdown or stoppage, or acts of God (collectively, an "Excusable Event"). When an Excusable Event occurs, Consultant shall have no liability or responsibility for any damages incurred by Client, shall not be deemed to be in breach of this Agreement, and shall be entitled to an equitable adjustment in any schedule for Consultant's Services and to compensation for any Services performed due to such Excusable Event, which shall be deemed to be Additional Services paid on an hourly basis.

WAIVER OF CONSEQUENTIAL DAMAGES: In no event shall Consultant be liable or responsible, in contract, tort or otherwise, for (a) any special, consequential, incidental, or liquidated damages, including but not limited to, loss of profit or revenues; loss of use of any facility, building, products, machinery, or equipment; damage to associated equipment; cost of substitute products, facilities, services or replacement power; down time costs, or claims of any buyer of Client for such damages; (b) damages for which the requested repair would amount to economic waste or a betterment; or (c) loss or damage due, in whole or part, to the actions of the Client, ordinary wear and tear, and/or lack of Client maintenance.

LIMITATION OF LIABILITY: Client agrees, to the fullest extent permitted by law, to limit the liability of Consultant, including its officers, owners, employees, and agents, to Client, or any person or entity claiming by or through Client, for any and all injuries, claims, liabilities, losses, costs, expenses or damages whatsoever arising out of or in any way related to the Services or Agreement, for any cause or causes including, but not limited to Consultant's active and passive negligence, professional errors or omissions, implied or express warranty obligations, strict liability, omissions, acts, or breaches of contract, shall not exceed the total Compensation or \$100,000, whichever is less. This limitation of liability shall apply to Client's claims for damages, as well as Client's claims for contribution and indemnity with respect to third party claims. In the event the Client requires a higher limitation of liability, upon written notice from the Client, Consultant and Client shall agree to and Client shall pay an additional fee within five (5) calendar days after the Agreement is fully executed.

INDEMNIFICATION: Client shall indemnify, protect, defend (at its expense and with counsel reasonably acceptable to Consultant), and hold harmless Consultant as well as its respective affiliate companies, officers, managers, members, employees, and other agents, from and against all claims, losses, injuries, property damage, causes of actions, judgments, attorneys' fees, costs, compensatory damages, expenses, or other damages (hereinafter referred to together as "Claims"), to the extent the Claims are caused by the negligent or intentional/willful action or inaction/omission, any contractual breach, or any other violation of law by Client or Client's employees, independent Contractors, or other persons/entities for whose acts Client is responsible. Client's obligations under this and other indemnification provisions in this Agreement shall survive termination and expiration of this Agreement; shall extend to Claims occurring after this Agreement; shall continue until the Claim is finally adjudicated; shall not be limited by any insurance required hereunder; and shall not negate, abridge or reduce any other rights of the persons and entities described herein with respect to indemnity.

CONTRACTOR INSURANCE: Client agrees, in any construction contracts for the Project, to require all contractors of any tier to carry statutory Workers Compensation, Employers Liability Insurance, Automobile Liability Insurance and appropriate limits of Commercial General Liability Insurance ("CGL") and to require all contractors to have their CGL policies endorsed to name Client and Consultant as Additional Insureds, on a primary and noncontributory basis, and to provide Contractual Liability coverage sufficient to ensure the hold harmless and indemnity obligations assumed by Contractors. Client shall require all Contractors defend, indemnify and hold harmless Client and Consultant from and against any claims, causes of action, lawsuits, damages, liabilities or costs, including reasonable attorneys' fees and costs, arising out of or in any way connected with the Project, including all claims by employees of the Contractors.

WAIVER OF SUBROGATION: To the extent damages are covered by any builder's risk policy, property insurance, or any insurance policy possessed by Client or Client's Contractors during or after the Project, Client shall waive all subrogation and other rights against Consultant and its retained consultants and agents for such damages, except such rights as they may have to the proceeds of such insurance.

TERMINATION: This Agreement may be terminated by either Party for cause on at least seven (7) days prior written notice of breach and opportunity to cure. Consultant may terminate for convenience and without cause. If terminated by either Party (with or without cause), Client agrees to pay for all Services performed and Reimbursable Expenses incurred to and including the date of termination. In addition, in the event Consultant terminates for cause, then Consultant shall also be paid its termination expenses, which shall include but are not limited to, expenses reasonably incurred by Consultant in connection with the termination of the Agreement or Services, including but not limited to, termination of Consultant's consultants/subconsultants and other persons retained by Consultant on the Project, demobilization costs if any, closing out Project records, reassignment of personnel, and other expenses directly resulting from the termination. If Client wishes to suspend services, Client must provide (7) days written notice, at which time Consultant may terminate or provide an increased or different Compensation to later resume Services to Client.

DISPUTE RESOLUTION: If a dispute or claim arises relating to the Services, Agreement, or Parties, the Parties shall participate in good faith negotiations to resolve any and all disputes. Should negotiations fail, then a Party shall participate in nonbinding mediation if requested in writing by the other Party. Unless the Parties mutually agree otherwise, the mediation shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement and shall be in the location of the Project. If the Parties do not resolve a dispute through mediation, the method of binding dispute resolution shall be arbitration in the location of the Project. Unless the Parties mutually agree otherwise, the arbitration shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. Notwithstanding the foregoing, Consultant, in its sole discretion, may bring its claim(s), including third-party claims, against Client in the district court in the location of the Project, with a judge, and not a jury, presiding over such claim. **THUS, IN ALL CIRCUMSTANCES, BOTH PARTIES WAIVE ALL RIGHT TO TRIAL BY JURY IN ANY ACTION RELATING TO THE AGREEMENT OR ANY TRANSACTION CONNECTED THERETO. THIS WAIVER IS KNOWINGLY, WILLINGLY AND VOLUNTARILY GIVEN.** In the event of any litigation, arbitration, mitigation, or other proceeding arising out of or relating to the Services or Agreement or otherwise involving the Parties, Consultant shall be entitled to recover its reasonable attorney's fees, expert and consultant fees, judgment execution fees and costs, appeal fees and costs, and all other costs from Client when Consultant is the prevailing party.

MISCELLANEOUS PROVISIONS: (1) If any provision of the Agreement is declared illegal or unenforceable and cannot be modified to be enforceable, such provision shall immediately become null and void, leaving the remainder of the Agreement in full force and effect. (2) The Agreement may not be assigned by any Party without written authorization. (3) The Agreement shall be binding upon, and inure to the benefit of, the Parties and their respective legal representatives, heirs, successors, and assigns. (4) Nothing contained in the Agreement shall create a contractual relationship with, create a cause of action in favor of, or otherwise benefit, any third party. Instead, Consultant's Services under the Agreement are being performed solely for Client's benefit, and, therefore, no other entity shall have any claim against Consultant because of the Agreement. (5) Each Party has, or had the opportunity to retain, counsel and entered into the Agreement knowingly and voluntarily after having been fully advised of its rights under the Agreement or after having had the opportunity to be fully advised. Further, each Party played a substantive role in drafting the Agreement or had an equal opportunity to do so. Accordingly, in the event of any misunderstanding, ambiguity, or dispute concerning the Agreement's provisions, or interpretation, the Parties agree that no rule of construction shall be applied that would result in having the Agreement interpreted against any Party. (6) This Agreement contains the entire agreement between the Parties regarding the Project, and this Agreement is intended to be an integration of all prior negotiations. Accordingly, this Agreement overrides any claimed prior agreement or representation, and Consultant shall not be bound by any terms, statements, warranties, or representations not contained herein. Further, no modifications of this Agreement shall be valid unless made pursuant to the terms herein and in writing and signed by the Party against whom it is sought to be enforced, or unless otherwise made pursuant to the terms herein. (7) A Party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

REIMBURSABLE EXPENSE ITEMIZATION
EFFECTIVE JULY 1, 2025 THROUGH JUNE 30, 2026

PRINTING

REPORTS, MANUALS, SPECIFICATIONS COPIES

	<u>B & W</u>	<u>Color</u>
8 ½" x 11", including Collating & Binding	\$ 0.18 Each	\$ 0.52 Each
8 ½" x 14", including Collating & Binding	\$ 0.22 Each	\$ 0.79 Each
11" x 17", including Collating & Binding	\$ 0.29 Each	\$ 1.20 Each

PLAN SHEETS (*Based On Square Footage Of Media Used*)

	<u>B & W</u>	<u>Color</u>
Bond	\$ 0.60/sq ft	2.10/sq ft
Vellum	\$ 0.70/sq ft	2.50/sq ft
Mylar	\$ 0.85/sq ft	3.15/sq ft

COMPUTER PLOTTING

Labor cost plus media (*\$50.00 minimum charge for non-project related plotting*)

GENERAL ITEMS

Mileage (<i>may adjust due to fuel fluctuations</i>)	\$	0.725 per mile
Reproduction (i.e. Prints, Copies, Plans, etc)		At Cost + 15%
Computer Aided Design/Drafting	\$	18.75 per Hour
Long Distance & Cell Calls, Subsistence & Lodging		At Cost
Non-reusable Supplies		At Cost + 15%
Boat	\$	332.00/Day
ATV	\$	89.00/Day
ATV-Truck	\$	132.00/Day
Digital Copies – CD / Flash Drive	\$	7.75 Each + Labor

SURVEY ITEMS

Three-Dimensional Scanning	\$	240.00/Hour
Global Positioning & Robotic Survey Instrument	\$	34.00/Hour
Drone (Imagery)	\$	62.00/Hour
Drone (Survey)	\$	316.00/Day
Drone (Survey Software)	\$	291.00/Day
Wood Lath	\$	1.80 Each
2" x 2" or 1" x 2" Wood Hub	\$	1.75 Each
Wood Paddle Stake	\$	2.25 Each
Concrete Monument	\$	74.00 Each
Wire Flag Marker	\$	0.30 Each
Iron Pipe Marker	\$	10.00 Each
Rebar Pin Marker	\$	4.25 Each
Fence Post	\$	13.00 Each
GPS Monuments		At Cost
Recorder, Filing Fees		At Cost

ENVIRONMENTAL ITEMS

Peristaltic Pump	\$	95.00/Day
Bailer	\$	11.50 Each
PID Meter	\$	100.00/Day
pH Meter	\$	12.60/Day
Geoprobe	\$	105.00/Hour
Bentonite (granular)	\$	21.00/Bag
Sand	\$	21.00/Bag

TESTING SERVICES

Concrete Slump and Air Tests (<i>ASTM C143 and ASTM C231</i>)		At Labor
Concrete Cylinder Molds	\$	4.00 Each
Concrete Cylinder Tests (<i>ASTM C39</i>) Molded by us	\$	26.00/Test + Labor
Concrete Cylinder Tests (<i>ASTM C39</i>) Cured but not tested	\$	18.00 Each + Labor
Standard Proctor Test (<i>Standard ASTM D698</i>)	\$	225.00 Each
Atterberg Limits: (<i>Plastic Limit, Liquid Limit & Plasticity Index - ASTM D4318</i>)	\$	105.00 Each
Nuclear Density Tests in-Place (<i>ASTM D6938</i>)	\$	22.00 Each + Labor

ADDITIONAL SERVICES

Specialty Consultants	Cost + 15%
Laboratory Analysis	Cost + 15%
Aerial Photography	Cost + 15%
Custom Reproductions	Cost + 15%

Reimb Exp effective 07-01-25
Per diem