

AGENDA
CITY COUNCIL MEETING
May 21, 2026
501 Main Street
5:30 P.M.

1. Call to Order.
2. Pledge of Allegiance:
3. Roll Call.
4. Mayor's Report:
5. Citizens' Request.
6. Consent Agenda.
 - Minutes of the Regular Council meeting of May 7, 2026;
 - Cash Receipts & Treasurer's Report for April 2026;
 - Resolution setting a public hearing on the amendment of Franchise Fees on Electric Utility Services;
 - Resolution setting a public hearing on the application for a zoning request for property located at 209 Washington Street, Keokuk, Iowa;
 - Resolution approving a Liquor License for Santana's Mexican Restaurant, 3753 Main Street, Class C Retail Alcohol License – effective June 8, 2026;
 - Resolution approving a Liquor License for Keokuk Yacht Club, Inc., 2029 River Road, Class C Retail Alcohol License – effective June 8, 2026;
 - Special Event Permit for Richard & Gail Meyers, Block Party, 629 Blondeau Street, June 5, 2026 – Alcohol will be served;
 - Reappointment of Tom Seabold to the Keokuk Union Depot Commission, term to expire June 1, 2030;
 - Motion to pay bills and transfers listed in Register No.'s 5540-5542;
7. (a) Now is the time and place for a public hearing amending the budget for Fiscal Year ending June 30, 2026. A public hearing notice was published in the Daily Gate City on May 15, 2026.

(b) Consider resolution amending the budget for Fiscal Year ending June 30, 2026.
8. Motion to approve second reading of Ordinance to amend Code of Ordinances, City of Keokuk, Iowa, Section 9.60.010 Railroad Bridge Tolls Established.
9. Consider resolution approving and adopting a Revenue Purpose Statement for the use or expenditure of revenues from an Electric Services Franchise Fee.
10. Consider resolution awarding contract for replacement of overhead doors at 212 Des Moines Street.
11. Consider resolution conditionally approving bids of certain city-owned real estate located within the Twin Rivers Urban Renewal Area and setting a public hearing on notice of intent of final approval of bids and approval of purchase and development agreements.
12. Council Liaison Reports:
13. Staff Reports:
14. Adjourn Meeting.

MINUTES
CITY COUNCIL MEETING
May 7, 2026
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on May 7, 2026, at 501 Main Street. Mayor Mark Smidt called the meeting to order at 5:30 p.m. There were eight council members present, one absent. Todd Marshall, Tyler Walker, Doug Matlick, Devon Dade, Steve Andrews, Matt VanBerkum, Roger Bryant, and Michael Greenwald were present. Kathie Mahoney was absent. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Police Chief Zeth Baum, Assistant Police Chief Andrew Whitaker, Waste Water Treatment Plant Manager Tom Wills as well as other city staff.

MAYOR'S REPORT: Informed of plans to update the City's website and of a goal-setting session scheduled for September 26. Two third-class patrol officers, Brandon Newlan and Nolan Riddle, were sworn in.

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

- Minutes of the Regular Council meeting of April 16, 2026;
- Minutes of the Civil Service Commission of April 29, 2026;
- Civil Service Commission Certified Candidates List for the Keokuk Police Department;
- Minutes of the Special Council Meeting of April 30, 2026;
- **RESOLUTION NO. 95-2026:** Setting public hearing on amendment to the Fiscal Year 2025-2026 Annual Budget;
- **RESOLUTION NO. 96-2026:** Approving a Liquor License for The Sneezey Beaver, 820 Main Street, Class C Retail Alcohol License – effective May 22, 2026;
- Special Event Permit for Rand Park Pavilion Commission, 2026 Summer Concerts Requesting Permission for BYOB at Events;
- Special Event Permit for Keokuk Cultural & Entertainment District, 20th Annual Back Alley Bandfest, Friday, May 22, 2026;
- Appointment of Tom Buckley to serve on the Park & Recreation Advisory Board, term to expire 11/2/2029;
- Sidewalk Display Permit for Suite Escape Tanning & Boutique, 619 Main Street;
- Motion to pay bills and transfers listed in Register No.'s 5537-5539;

Motion made by Walker, second by Matlick approving Memorandum of Understanding (MOU) with Keokuk Junction Railway Co. LLC for Capital Improvement Project as well as ongoing maintenance and operations terms.

Roll Call Vote: AYES – None, NAYS - Marshall, Walker, Matlick, Dade, Andrews, Vanberkum, Bryant, and Greenwald., ABSENT – Mahoney. (0) AYES, (8) NAYS. Motion failed.

Motion made by Matlick, second by Walker to approve the initial reading of Ordinance to amend Code of Ordinances, City of Keokuk, Iowa, Section 9.60.010 Railroad Bridge Tolls Established. Motion made by Greenwald, second by Matlick to amend the ordinance from \$65.00 per car to \$70.00 per car.

Roll Call Vote: AYES – Marshall, Walker, Matlick, Dade, Andrews, Vanberkum, Bryant, and Greenwald., NAYS – None, ABSENT – Mahoney. (8) AYES, (0) NAYS. Motion carried to approve ordinance as amended.

Motion made by Dade, second by Greenwald to approve the following proposed **RESOLUTION NO. 97-2026**: “A RESOLUTION AUTHORIZING AN AGREEMENT WITH KIRKHAM MICHAEL ENGINEERING SERVICES FOR FIVE BRIDGE INSPECTIONS.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Dade to approve the following proposed **RESOLUTION NO. 98-2026**: “A RESOLUTION SETTING GEORGE M. VERITY MUSEUM RATES FOR THE 2026 SEASON.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Walker to approve the following proposed **RESOLUTION NO. 99-2026**: “A RESOLUTION DESIGNATING THE CITY ATTORNEY AND/OR CITY CLERK AS THE CITY OFFICERS AUTHORIZED TO SIGN NOTICES OF EXPIRATIONN OF RIGHT OF REDEMPTION PURSUANT TO IOWA CODE SECTION 447.9.” (8) AYES, (0) NAYS. Motion carried. Motion made by Bryant, second by Walker to approve the following proposed **RESOLUTION NO. 100-2026**: “A RESOLUTION AWARDDING CONTRACT FOR BEL AIR STREET RECONSTRUCTION.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Walker to approve the following proposed **RESOLUTION NO. 101-2026**: “A RESOLUTION AWARDDING CONTRACT FOR S. 10TH STREET MILL & OVERLAY PROJECT.” (8) AYES, (0) NAYS. Motion carried.

Motion made Bryant, second by Dade to approve the following proposed **RESOLUTION NO. 102-2026**: “A RESOLUTION AUTHORIZING THE TERMINATION OF A CONTRACT WITH DANSCO CONTRACTING FOR THE ROOFING PROJECT AT 249 CARBIDE LANE AND AUTHORIZING THE REBIDDING OF SAID PROJECT DUE TO SUBSTANDARD INSTALLATION.” (8) AYES, (0) NAYS. Motion carried.

COUNCIL LIAISON: Ferneau informed of upcoming subcommittee meetings for Personnel and Finance.

STAFF REPORTS: Baum questioned whether police presence is still necessary at events held at the Rand Park Pavilion given changing circumstances. The Council discussed the matter and agreed that, at this time, maintaining a police presence is a beneficial preventative measure. Ferneau reviewed recent Senate files and informed the Council of the potential negative impact on future revenues and fund balances.

Motion made by Matlick, second by VanBerkum to adjourn the meeting at 7:03 p.m.

**CASH RECEIPTS
APRIL 2026**

General Fund	\$	1,016,184.36
Road Use Tax	\$	113,824.57
Employee Benefit Total	\$	781,311.97
Sales Tax - Human Dev Total	\$	144,282.60
Tax Increment Financing Total	\$	784,125.75
Economic Development Total	\$	1,690.00
Library Trust Total	\$	246.55
Debt Service Total	\$	774,845.74
Cap Southeast Ia Dev Center Total	\$	500.00
WPC Maint/Operation Total	\$	248,452.62
WPC Impr Reserve Total	\$	83.86
Solid Waste Total	\$	95,340.62
Municipal Bridge Total	\$	33,225.18
Internal Service Fund Total	\$	56,275.09
TOTAL	\$	4,050,388.91

TREASURER'S REPORT
CALENDAR 4/2026, FISCAL 10/2026

FUND	ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	LIABILITY	END BALANCE
001	GENERAL	1,306,069.93	1,016,184.36	1,275,130.73	1,050.41-	1,046,073.15
002	PARK MAINT/IMPROV	143,683.46	.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	1,717,772.43	113,824.57	222,205.87	5.03	1,609,396.16
112	EMPLOYEE BENEFIT	1,220,616.22	781,311.97	7,967.40	.00	1,993,960.79
119	EMER - TAX LEVY	211,960.22	.00	.00	.00	211,960.22
121	SALES TAX - HUMAN DEV	1,651,356.85	144,282.60	.00	.00	1,795,639.45
122	SALES TAX - INFRASTRUCT	.00	.00	.00	.00	.00
125	TAX INCREMENT FINANCING	744,205.42	784,125.75	.00	.00	1,528,331.17
160	ECONOMIC DEVELOPMENT	103,136.02	1,690.00	100,025.41	.00	4,800.61
165	HOUSING DEVELOPMENT	.00	.00	.00	.00	.00
167	LIBRARY TRUST	115,488.90	246.55	220.00	.00	115,515.45
168	GRAND THEATRE RESERVE	1,051.17	.00	.00	.00	1,051.17
169	MARY E TOLMIE FUND	83,190.36	.00	.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	2,258,130.92	774,845.74	1,429,381.25	.00	1,603,595.41
301	CAPITAL IMPROV PROJECTS	4,060,700.10	.00	204,467.50	.00	3,856,232.60
302	RIVERFRONT BARGE	.00	.00	.00	.00	.00
303	CAP SOUTHEAST IA DEV CT	238,461.11-	500.00	8,898.98	.00	246,860.09-
304	CAP PROJ ELKEM/BROWNIE	18,986.73-	.00	6,136.83	.00	25,123.56-
305	CAP AIRPORT PROJ	.00	.00	.00	.00	.00
306	CAP PROJ-FACILITY/EQUIP	.00	.00	.00	.00	.00
500	PERPETUAL CARE	520,725.29	.00	.00	.00	520,725.29
610	WPC MAINT/OPERATION	1,787,805.13	248,452.62	211,354.76	3,099.83	1,828,002.82
611	WPC IMPR RESERVE	677,057.27	83.86	26,126.63	.00	651,014.50
612	SEWER MAINT EQUIP REPL	.00	.00	.00	.00	.00
613	WAT POL CONTR CAP	185,837.94	.00	43,633.45	.00	142,204.49
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	346,382.00	95,340.62	63,844.04	.67-	377,877.91
671	SOL WAS EQUIP PRELACE	.00	.00	.00	.00	.00
672	CAP PROJ REMEDIAL	.00	.00	.00	.00	.00
690	MUNICIPAL BRIDGE	1,695,417.85	33,225.18	23,729.08	551.93	1,705,465.88
810	INTERNAL SERVICE FUND	10,445.32	56,275.09	57,051.29	.00	9,669.12
Report Total		19,787,518.92	4,050,388.91	3,680,173.22	2,605.71	20,160,340.32



COUNCIL ACTION FORM

Date: May 21, 2026

Presented By: Ferneau

Subject: Setting Public Hearing Agenda Item: Consent Agenda Item 1

Description:

Prior to any action on the Electric Franchise Ordinance and associated franchise fees, the City Council must hold a public hearing. Staff recommends June 4, 2026 at 5:30 PM.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

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

RESOLUTION NO. _____

**A RESOLUTION SETTING PUBLIC HEARING ON THE AMENDMENT OF
FRANCHISE FEES ON ELECTRIC UTILITY SERVICES**

WHEREAS, the City of Keokuk, Iowa has passed, approved, and adopted a Revenue Purpose Statement on the implementation of franchise fees on electric utility services; and

WHEREAS, prior to adoption of the franchise ordinance implementing franchise fees, the City Council for the City of Keokuk, Iowa, must hold a public hearing on said ordinance.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, a public hearing shall be held on June 4, 2026, at 5:30 PM in the City Council Chambers of the Keokuk City Hall, 501 Main St, Keokuk.

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

PASSED, APPROVED, AND ADOPTED this 21st day of May 2026.

Mayor –Mark Smidt

ATTEST:

Celeste El Anfaoui- City Clerk



COUNCIL ACTION FORM

Date: May 15, 2026

Presented By: Broomhall

Subject: Set public hearing on a rezoning request for 209 Washington Street Agenda Item: Consent Agenda #2

Description:

Willowind Townhomes, LLC, has submitted a request to rezone approximately one acre located at 209 Washington Street from R 4, Multiple Family Dwelling District, to either C 1, Local Commercial District, or C 2, General Commercial District.

The property is currently zoned for multiple family residential use. The requested rezoning would allow the property to be utilized for commercial purpose consistent with the permitted uses within the C 1 or C 2 zoning districts, a list of those permitted uses may be found in Title 20, Zoning.

The City Planning Commission is scheduled to review the rezoning request and make a recommendation to the City Council at its meeting on May 26, 2026.

Pursuant to Iowa Code and the City's zoning regulations, a public hearing is required prior to Council consideration of any amendment to zoning district boundaries or zoning text. Staff is requesting the City Council set a public hearing date for consideration of the proposed rezoning following receipt of the Planning Commission's recommendation.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

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

RESOLUTION NO.

RESOLUTION SETTING A PUBLIC HEARING ON THE APPLICATION FOR A ZONING REQUEST FOR PROPERTY LOCATED AT 209 WASHINGTON STREET, KEOKUK, IOWA

WHEREAS, the City of Keokuk is a municipal corporation organized pursuant to the laws of the State of Iowa, and

WHEREAS, the City of Keokuk received an application for a zoning change at property located at 209 Washington Street from an R-4 Multiple Family Dwelling District to a C-1, Local Commercial or C-2 General Commercial District, and;

WHEREAS, the Code of Iowa Section 414.4 requires city councils to hold a public hearing before amending zoning district boundaries and regulations, and

WHEREAS, the City Council of the City of Keokuk desires to gather public comments on the proposed rezoning of said property.

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

1. That the City Council holds a public hearing on the 18th day of June 2026, at 5:30 p.m., in the City Council Chambers at Keokuk City Hall, 501 Main Street giving all interested persons the right to appear and be heard on said application for zoning change.

2. That the Mayor and City Clerk of the City of Keokuk, Iowa are hereby authorized and directed to cause a notice of such public hearing to be published in the Daily Gate City not more than twenty days nor less than four days prior to the date of such public hearing, pursuant to Iowa Code 362.3 and 414.4.

Passed & Approved this 21st day of May 2026.

Mark Smidt, Mayor

Attest: _____

Celeste El Anfaoui, City Clerk

RESOLUTION NO.

**A RESOLUTION APPROVING A CLASS C RETAIL ALCOHOL LICENSE FOR
SANTANA’S MEXICAN RESTAURANT**

WHEREAS, Application has been made by Marco Santana for a Class C Liquor License for Santana’s LLC, 3753 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, Marco Santana 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 Liquor License for Santana’s LLC, 3753 Main Street, effective June 8, 2026, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 21st day of May 2026.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
Mark Smidt, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

RESOLUTION NO.

A RESOLUTION APPROVING A CLASS C RETAIL ALCOHOL LICENSE WITH OUTDOOR SERVICE FOR THE KEOKUK YACHT CLUB, INC.

WHEREAS, Application has been made by Keokuk Yacht Club, Inc. for a Class C Liquor License with Outdoor Service for Keokuk Yacht Club, Inc., 2029 River Road; **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, Keokuk Yacht Club, Inc. has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Retail Alcohol License with Outdoor Service for Keokuk Yacht Club, Inc., 2029 River Road, effective June 8, 2026, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 21st day of May 2026.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
Mark Smidt, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

Make It Yours
KEOKUK
I O W A

**SPECIAL EVENTS APPLICATION &
HOLD HARMLESS AGREEMENT**

Please complete all sections of this application. An incomplete application will be returned to applicant. Once all required documentation and signatures are received, only then will it be considered by the City Administrator, Police Chief, Fire Chief and Public Works Director for final approval. Application must be submitted at least **30 days** prior to the date of the event.

Some permits for events may require additional time for approval.

(For example: Parades requiring use of a state highway)

PLEASE RETURN TO: Keokuk Municipal Building to the Attention of the City Administrator

1. **APPLICANT INFORMATION**

Applicant: Richard and Gail Meyers

Name/Event: Block Party (Retirement/Grand opening/Ribbon Cutting)

Coordinator: Michael R. Walton

Mailing Address: 629 Blondeau

Daytime Phone #: 319-524-4407 Evening Phone #: 319-520-5184

Email Address: cootalz2015@gmail.com

2. **EVENT INFORMATION**

Type of Event: Grand Opening/Retirement

Days/Dates of Event: June 5, 2024

Time(s) of Event: (Include Set Up/Tear Down Time)
~~4pm to 11pm~~ 5pm - 11pm (Party 6-10)

Event Location: 629 Blondeau

Will event require an alcohol license or require modification of an existing license? Yes No

3. **REQUEST INFORMATION (Check All Applicable Lines)**

If you are requesting the closing of a city street, a lane must be maintained for emergency vehicles at all times.

Temporarily park in a "No Parking" area (specify location :)

Temporarily close a street for a block party (specify street :) *-from 6th to 7th Blondeau*

Temporarily install structure in street right-of-way.

Permanently install structure in street right-of-way.

Use of City Park (specify park :)

Parade (attach map of route and indicate streets to be closed).

Walk/Run (attach map of route and indicate streets to be closed)

Banner (specify location :)

Tent(s) to be used— over 400 sq ft or canopies over 1,000 sq ft.

Fireworks (specify location :)

Other (please specify :)

4. **ITEMS REQUESTED FROM THE CITY OF KEOKUK (\$25 rental fee required per item requested)**

Street barricades

Emergency "No Parking" Signs

Other (please specify :) *picnic tables*

5. **SOUND SYSTEMS**

NOTE: You must comply with the City of Keokuk Code of Ordinances and any requirements attached to this permit.

Duration of event: 1 night

Please indicate if the following will be used:

Amplified Sound/Speaker System

Recorded Music

Public Address System

Live Music

6. **SANITATION**

Applicant is responsible for the clean-up of the event area immediately following the event, including trash removal from the site.

Will additional restrooms be brought to the site? Yes No If yes, how many? 2-4

Please name the individual, organization, or contractor responsible for clean-up and trash removal:

Contact Person: Michael Walton

Address: 111 Franklin

Daytime Phone: 319-524-4407

Evening Phone: 319-520-5184

7. **SECURITY**

Certified personnel are required by the Chief of Police at the applicant's expense for all events requiring an alcohol license. At a minimum, 2 police officers certified in the State of Iowa will be required, no exceptions.

What type of security will be provided?

2 Number of Off-Duty Police Officers

Names:

We would like Brad Johnson, Andy Whitaker or Wade Johnson or Tanner Walden or Jake Moore

8. **INSURANCE**

Applicant shall obtain and maintain a general liability insurance policy naming the City of Keokuk as additional insured using form IL7305 so as not to waive Owner's Governmental immunity when conducting an event on public property. For events requiring an alcohol license, the minimum amount of coverage in the general liability insurance policy shall be \$2,000,000 general aggregate, \$1,000,000 personal injury and \$1,000,000 each occurrence. For all other events held on public property, the minimum amount of coverage for the general liability insurance policy will be \$500,000. This application will not be considered by the City of Keokuk until the proper insurance certificate is submitted and approved by the City Administrator.

_____ Certificate of Insurance provided and accepted _____ Certificate of Insurance not required

9. **AGREEMENT**

In consideration of the City of Keokuk, Iowa, granting permission for the activity described above, the undersigned indemnifies and holds harmless the City of Keokuk, Iowa, its employees, representatives and agents against all claims, liabilities, losses, or damage for personal injury and/or property damage or any other damage whatsoever on account of the activity described above and/or deviation from normal City regulations in the area. The undersigned further agrees to indemnify and hold harmless the City of Keokuk, Iowa, its employees, representatives and agents against any loss, injury, death or damage to person or property and against all claims, demands, fines, suits, actions, proceedings, orders, decrees and judgments of any kind or nature and from and against any and all costs and expenses including reasonable attorney fees which at any time may be suffered or sustained by the undersigned or by any person who may, at any time, be using or occupying or visiting the premises of the undersigned or the above-referenced public property or be in, on or about the same, when such loss, injury, death or damage shall be caused by or in any way result from or rising out of any act, omission or negligence of any of the undersigned or any occupant, visitor, or user of any portion of the premises or shall result from or be caused by any other matters or things whether the same kind, as, or of a different kind that the matters or things above set forth. The undersigned hereby waives all claims against the city for damages to the building or improvements that are now adjacent to said public property or hereafter built or placed on the premises adjacent to said property or in, on or about the premises and for injuries to persons or property in or about the premises, from any cause arising at any time during the activity described above. The undersigned further agrees to comply with all the rules, regulations, terms, and conditions established by the City of Keokuk, Iowa.

THE UNDERSIGNED HAS READ AND FULLY UNDERSTANDS THIS DOCUMENT, INCLUDING THE FACT IT IS RELEASING AND WAIVING CERTAIN POTENTIAL RIGHTS, AND VOLUNTARILY AND FREELY AGREES TO THE TERMS AND CONDITIONS AS SET FORTH HEREIN.



Applicant/Sponsor Signature

5-14-24

Date

Please Draw a Map of Event Area or Attach a Drawing to the Application

Inszone Insurance Services
515 Main St
Keokuk, IA 52632

scady@inszoneins.com
Phone: (319) 204-3199

Enclosed you will find an admitted Commercial Liability quote for Meyers Restaurant & Catering Services, Inc.. The quote number is MISE026Y4099.

- Section I-** Details the premiums, taxes and fees associated with this account. In addition, it provides the Underwriting Notes and covers any of the additional underwriting information that might be needed prior to binding or within 21 days of the inception date.
- Section II-** Covers the events, locations, dates and corresponding classifications with exposures.
- Section III-** Lists the required coverage forms, notices, endorsements and exclusions.
- Section IV-** Offers optional coverages that are available to the applicant but are not currently included in the quote.

In addition we have included some materials that will assist in the evaluation of this offer of coverage.

- A pre-filled application that includes the information you have already provided and notates missing information with a black arrow in the margin
- A Point of Sale piece that provides some claims scenarios this account may encounter and a coverage checklist that can be compared to the quotation of another carrier.

For your convenience, an area on page 1 of the quote has been provided to record your requested effective date and which optional coverages you might want to include when you are ready to buy coverage.

We invite you to contact us to discuss the benefits of any coverages, the costs associated or simply to provide feedback! We welcome the opportunity to talk with you about this quote.

Thank you for the opportunity to quote this account!

Sincerely,
Simone Cady
Inszone Insurance Services



MSE026Y4099

Quote is valid until 6/5/2026

To: Meyers Restaurant & Catering Services, Inc.

Please bind effective: _____
 Insured email address: _____
 Insured phone number: _____

Confirm optional coverages:
 Do not include any optional coverages.
 Include the following optional coverages
 (Taxes & Fees may apply to optional premium if purchased)
 Option 1 - Set-up and/or Take-down Coverage
 Option 2 - (add: \$50) - Rain Date Coverage
 Option 3 - (add: \$100) - Banner Coverage
 Option 4 - Terrorism Coverage

From: Simone Cady

scady@inszoneins.com

I. PREMIUM AND UNDERWRITING NOTES/REQUIREMENTS

COMMERCIAL LIABILITY POLICY INFORMATION			
Carrier:	United States Liability Insurance Company		
Status:	Admitted		
A.M. Best Rating:	A++ (Superior) - XIV		
GENERAL LIABILITY OCCURRENCE/AGGREGATE	GENERAL LIABILITY PREMIUM	WHOLESALE BROKER FEE	AMOUNT DUE
<input type="checkbox"/> \$1,000,000/\$2,000,000	\$250	\$75.00	\$325.00
<input type="checkbox"/> \$1,000,000/\$3,000,000	\$263	\$75.00	\$338.00
<input type="checkbox"/> \$2,000,000/\$2,000,000	\$288	\$75.00	\$363.00
<input type="checkbox"/> \$3,000,000/\$3,000,000	\$311	\$75.00	\$386.00
<input type="checkbox"/> \$4,000,000/\$4,000,000	\$560	\$75.00	\$635.00
<input type="checkbox"/> \$5,000,000/\$5,000,000	\$810	\$75.00	\$885.00
ADDITIONAL QUOTE INFORMATION			
Policy Minimum Premium: \$195			
Personal & Advertising Injury: Same as the Occurrence Limit			
Products Aggregate: See L-535			
Damages to Premises Rented: \$100,000			
Medical Payments: \$1,000			
Additional Limit Combinations may be available. Please contact your underwriter.			

Please contact us with any questions regarding the terminology used or the coverages provided.

****Read the quote carefully, it may not match the coverages requested****

III. REQUIRED FORMS & ENDORSEMENTS**General Liability Endorsements**

CG0001	(12/07) Commercial General Liability Coverage Form	L-461	(12/11) Assault Or Battery Exclusion
CG0068	(05/09) Recording And Distribution Of Material Or Information In Violation Of Law Exclusion	L-472	(07/08) Exclusion - Injury To Performers Or Entertainers
CG2011	(04/13) Additional Insured - Managers or Lessors of Premises	L-526	(01/15) Absolute War Or Terrorism Exclusion
CG2109	(08/16) Exclusion - Unmanned Aircraft	L-535	(03/15) Exclusion - Products-Completed Operations Hazard Other Than Food Or Beverage Products
CG2136	(03/05) Exclusion - New Entities	L-536	(09/09) Exclusion - Participation In Athletic Activity, Physical Activity Or Sports
CG2139	(10/99) Contractual Liability Limitation	L-599	(08/25) Absolute Exclusion for Pollution, Infectious Agent, Mold, Silica, Asbestos, and Lead with a Hostile Fire Exception for Pollution Only and with a Food Borne Illness Exception
CG2144	(04/17) Limitation of Coverage to Designated Premises, Project or Operation	L-607	(02/11) Exclusion For Climbing, Rebounding And Interactive Games And Devices
CG2147	(12/07) Employment-Related Practices Exclusion	L-609	(02/11) Animal Exclusion
CG4032	(05/23) Exclusion - Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)	L-610	(11/04) Expanded Definition Of Bodily Injury
IL0017	(11/98) Common Policy Conditions	L-656	(02/06) Extension Of Coverage - Committee Members
IL0021	(09/09) Nuclear Energy Liability Exclusion Endorsement	L-686	(10/12) Absolute Exclusion for Liquor and Other Related Liability
IL0276	(09/08) Iowa Changes - Cancellation And Nonrenewal	L-820	(12/18) Special Events Blanket Additional Insured Endorsement
Jacket	(07/19) Policy Jacket	L-835	(10/22) Exclusion - Specific Activities, Operations or Features
L 427	(01/20) Exclusion for Fireworks and Other Pyrotechnic Devices	LLQ-101	(08/06) Expanded Definition Of Employee
L-206	(02/11) Fully Earned Premium Endorsement	LLQ-102	(02/15) Event Vendor, Exhibitor And Contractor Exclusion
L-224	(10/10) Punitive Or Exemplary Damages Exclusion	LLQ-368	(08/10) Separation Of Insureds Clarification Endorsement
L-387	(12/19) Exclusion - Mechanical Riding Devices and Mechanical Amusement Devices	SPE 300	(05/09) Special Events Property Damage Amendment
L-423	(02/11) Exclusion For Structure Collapse	SPE 312	(03/15) Who Is An Insured
L-428	(04/16) Absolute Firearms Exclusion	TRIADN	(12/20) Disclosure Notice of Terrorism Insurance Coverage

IV. OFFER OF OPTIONAL COVERAGE(S)

Based on the information provided, the following additional coverages are available to this applicant but are not currently included in the quotation. The additional premium may be subject to taxes & fees. For a firm final amount please contact us and we will revise the quote.

Coverage
Option 1 Set-up and/or Take-down Coverage

Important Information

- If this coverage is purchased, add L-563 Set-Up and/or Take-Down Coverage for Special Events
- Set-up and take-down coverage is available. If you wish to purchase, please submit the following with your bind request: dates requested, confirm no heavy machinery used during set-up and take-down (bulldozers, backhoes, excavators and any type of industrial machinery). Note: additional premium will apply.

Please contact us with any questions regarding the terminology used or the coverages provided.

****Read the quote carefully, it may not match the coverages requested****

MSE026Y4099

Refer to Covered Events section for event dates covered

Policy Period is 6/5/2026 to 6/7/2026

ADDITIONAL COSTS INCLUDE	
Wholesaler Broker Fee	\$75.00

This account is subject to the following - Sections A, B and C:

Underwriter receipt, review and acceptance of the fully completed application. We may modify the terms and/or premiums quoted, request additional information (e.g. recent photos of the premises), or rescind this quote if: 1) the information provided in the completed application is different from the original submission, 2) a web search, if completed at our discretion, reveals unsatisfactory results, or indications of ineligible factors, or 3) there is a significant change in the risk from the date it was quoted.

A. Prior To Bind Requirements:

- If you have not already provided the mailing address, location address and additional insured information, we will need this information in order to bind coverage.

B. Items Required Within 21 days of the inception of coverage:

- No 21 Day Subject to Notes

C. Underwriting Notes:

- Binding order must be received prior to the start of the event or no coverage will be provided.

II. COVERED EVENTS

Event #1 - 619 Blondeau, Keokuk, IA 52632

Entity Type: (applicant is the host of the event)

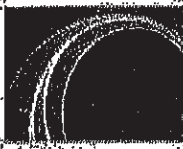
Event Coverages: General Liability

Event	Exposure	Start Date	End Date
Party / Social Events - Block Party (applicant is the host of the event) (Liability)	300 Attendees	6/5/2026	6/5/2026

Event Coverages	Exposure	Limit	Premium
Additional Insured - Blanket - Special Events (Liability)	1 Per Additional Insured		Included
Additional Insured - Property Owner or Lessors of Premises (Liability)	1 Per Additional Insured		Included

Please contact us with any questions regarding the terminology used or the coverages provided.

****Read the quote carefully, it may not match the coverages requested****



**GATEWAY SPECIALTY
INSURANCE**
a Berkshire Hathaway Company

GATEWAY SPECIALTY INSURANCE
1170 Devon Park Drive, Wayne, PA 19087
Phone: (877)474-7868

United States Liability Insurance Company

Special Events Application

MSE026Y4099

You or your agent provided the information used to complete the questions below. Please answer all remaining questions in the space provided. By signing this application you are warranting that all information on this application is true and correct.

I. General Information

Applicant's Name: Meyers Restaurant & Catering Services, Inc.

Form Of Business: Individual Corporation Partnership LLC Other: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Fax Number: _____

Web Address: _____ E-mail Address: _____

Coverage Desired: General Liability Liquor Liability

Please advise all entities requesting to be added as Additional Insured on this policy: Not Applicable

Complete Name	Address	Interest

Brief Narrative of Event(s)

Block party with food and drinks and a band from 7pm to 10pm.

MSE026Y4099

Coverage	Additional Premium
Option 2 Rain Date Coverage	\$60

Important Information

- If this coverage is purchased, add L-562 Rain Date Coverage for Special Events
- This pricing is per event.

Coverage	Additional Premium
Option 3 Banner Coverage	\$100

Important Information

- If this coverage is purchased, add L-788 Banner Coverage For Scheduled Special Events
- This pricing is per event.

Coverage	Additional Premium
Option 4 Terrorism Coverage	See notes for rate information

Important Information

- Terrorism coverage, per the Terrorism Risk Insurance Program Reauthorization Act, is available for an additional premium of \$100 or 5.00% of the total applicable premium, whichever is greater. When making your decision to purchase Terrorism Coverage, please be aware that coverage for "insured losses" as defined by the Act is subject to the coverage terms, conditions, amount, and limits in this policy applicable to losses arising from events other than acts of terrorism. If not desired attach TRIADN Disclosure Notice of Terrorism Insurance Coverage or add form NTE Notice of Terrorism Exclusion.
- The Terrorism premium shown above has been calculated as a percentage of the quoted coverages. If any coverages are added or removed at binding, the additional premium show above is subject to change.

Please contact us with any questions regarding the terminology used or the coverages provided.

****Read the quote carefully, It may not match the coverages requested****

II. Location Address of the Event(s) and Corresponding Classification(s)

Location #1

Address 619 Blondeau **City** Keokuk **State** IA **Zip** 52632

Years At Current Location: _____

Event	Start Date	End Date	# of Attendees:	# of Consumers:
Party / Social Events - Block Party (applicant is the host of the event)	6/5/2026	6/5/2026	300	

- Will the event feature firearms? Yes No
- Will the event feature overnight camping, or dormitory stays on the event's premises? Yes No
- Will the event feature fireworks? Yes No
- Will attendees be allowed on mechanical rides or devices at the event? Yes No
- Will the applicant be named as additional insured on the third party ride vendor's general liability policy? Yes No
- Are all rides owned and operated by a third party vendor who carries GL limits of at least \$1M/\$2M? Yes No

III. Limit of Insurance

Please select a limit:

Limits of Liability Occurrence/Aggregate

\$1,000,000/\$2,000,000

Additional Quote Information

Personal & Advertising Injury Will match the Occurrence Limit

Products Aggregate See L-535

Damages to Premises Rented \$100,000.00

Medical Payments \$1,000.00

General Liability Limits must be equal to or greater than Liquor Liability Limits.

Classification
Additional Insured - Property Owner or Lessors of Premises - General Liability

Fraud Statement: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and may subject such person to criminal and/or civil penalties and other sanctions.

Applicant's Warranty Statement: I warrant that the information provided in this Application, and any amendments or modifications to this Application are true and correct. I acknowledge that the information provided in this Application is material to acceptance of the risk and the issuance of the requested policy by Company. I agree that any claim, incident, occurrence, event or material change in the Applicant's operation taking place between the date this application was signed and the effective date of the insurance policy applied for which would render inaccurate, untrue or incomplete, any information provided in this Application, will immediately be reported in writing to the Company and the Company may withdraw or modify any outstanding quotations and/or void any authorization or agreement to bind the insurance. Company may, but is not required, to make investigation of the information provided in this Application. A decision by the Company not to make or to limit such investigation does not constitute a waiver or estoppel of Company's rights.

I acknowledge that this Application is deemed incorporated by reference in any policy issued by Company in reliance thereon whether or not the Application is attached to the policy.

I acknowledge and agree that a breach of this WARRANTY STATEMENT is grounds for Company to declare void any policy or policies issued in reliance thereon and/or deny any claim(s) for coverage thereunder.

Applicants Signature: Michael H. Walter Title: Host Date: 5-12-24
(Must be Owner, Officer or Partner) (Required) (Required)
Brokers Signature: _____ Date: _____
If your state requires that we have the name and address of your (Insured's) authorized Agent or Broker.
Name of Authorized Agent or Broker: _____ License #: _____
Address: _____

**SUBMITTING THIS APPLICATION DOES NOT BIND THE APPLICANT TO PURCHASE INSURANCE.
ACCEPTANCE OF THIS APPLICATION DOES NOT BIND THE COMPANY TO ISSUE INSURANCE.**

**POLICYHOLDER DISCLOSURE NOTICE OF
TERRORISM INSURANCE COVERAGE**

You are hereby notified that under the Terrorism Risk Insurance Act ("the Act"), as amended, you have a right to purchase insurance coverage for losses arising out of acts of terrorism. *As defined in Section 102(1) of the Act:* The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States, to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals, as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

You should know that any coverage for losses caused by certified acts of terrorism is partially reimbursed by the United States under a formula established by federal law. Under this formula, the United States reimburses 80% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The premium charged for this coverage is provided below and does not include any charges for the portion of loss covered by the federal government under the Act.

Coverage for "insured losses", as defined in the Act, is subject to the coverage terms, conditions, amounts and limits in this policy applicable to losses arising from events other than acts of terrorism.

You should know that the Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement, as well as insurers' liability, for losses resulting from certified acts of terrorism when the amount of such losses in any one calendar year exceeds \$100 billion. If the aggregate insured losses for all insurers exceed \$100 billion in any one calendar year, your coverage may be reduced.

You should also know that, under federal law, you are not required to purchase coverage for losses caused by certified acts of terrorism.

REJECTION OR SELECTION OF TERRORISM INSURANCE COVERAGE

Note: In the states of California, Georgia, Hawaii, Illinois, Iowa, Maine, North Carolina, Oregon, Washington, West Virginia and Wisconsin, our terrorism exclusion makes an exception for fire losses resulting from an Act of Terrorism. In these states, if you decline to purchase Terrorism Coverage, you still have coverage for fire losses resulting from an Act of Terrorism.

Please "X" one of the boxes below and return this notice to the Company.

<input checked="" type="checkbox"/>	I decline to purchase Terrorism Coverage. I understand that I will have no coverage for losses arising from acts of Terrorism.
<input type="checkbox"/>	I elect to purchase coverage for certified acts of Terrorism for a premium of \$ _____.

Michael R. Walton
Applicant Name (Print)

Meyers Catering Restaurant Inc.
Named Insured

Michael R. Walton
Authorized Signature

5-12-24.
Date



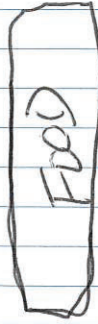
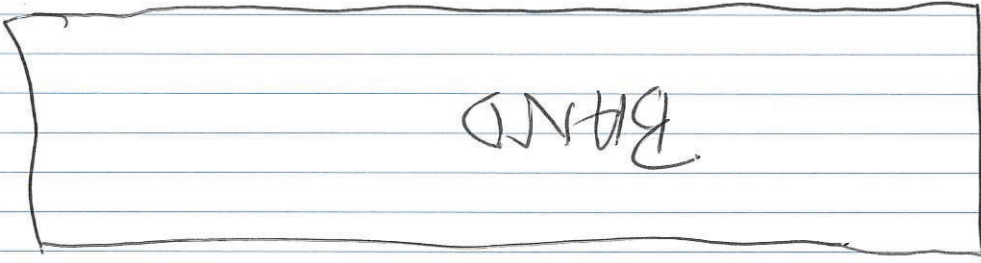
Privacy Notice At Collection

We may need to collect certain personal information to provide you with our services and products. For information on how we store, use and protect personal information, please see our Privacy Policy accessible on our website, <https://www.usli.com/privacy-policy/>.

7th Street

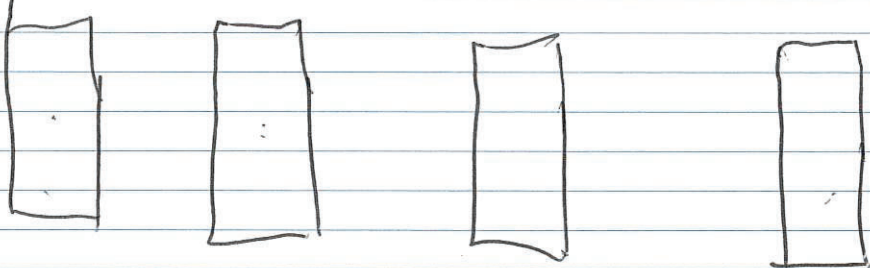
Hubbed for design

Courthouse

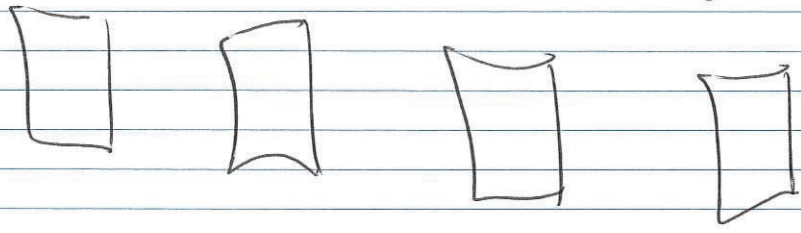
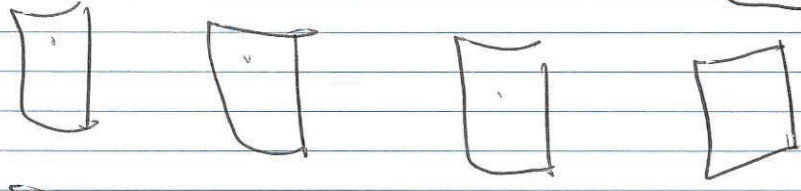
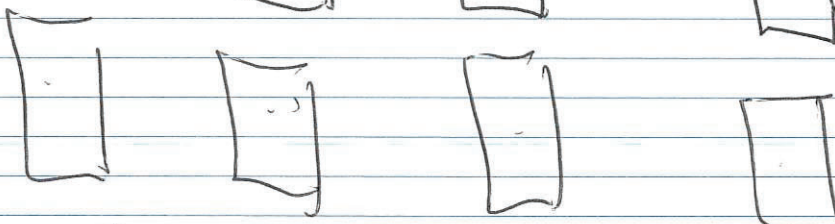
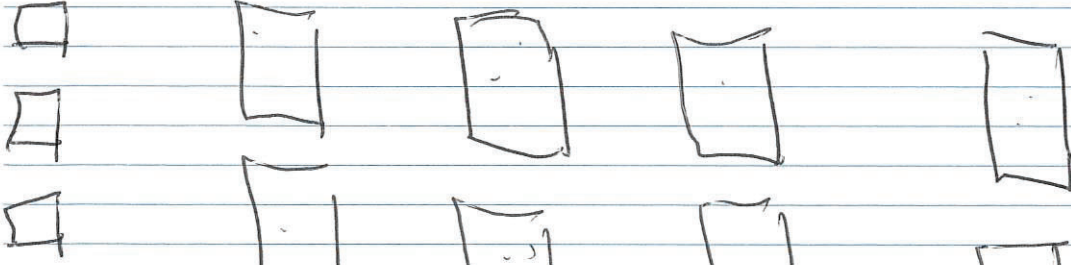
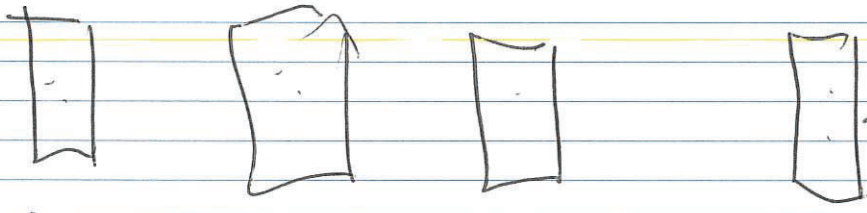


Courtyard

Portapotties



24 Picnic Tables



Reann's

7th Street

Lined writing area with horizontal blue lines.

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 MAY 21, 2026.

REGISTER NO. 5540

AMI PIPE & SUPPLY	PARTS/SUPPLIES	\$ 243.40
KEOKUK MUNICIPAL WATER WORKS	GARBAGE/SEWER BILLING	\$ 3,327.50
GATE CITY PUBLISHING	PUBLICATIONS	\$ 1,183.67
KEOKUK TERMITE & PEST CONTROL	PEST CONTROL APRIL 2026	\$ 150.00
GRAY QUARRIES, INC	ROADROCK STREET & SEWER DEPT.	\$ 2,985.63
HARTRICK'S LUMBER	SUPPLIES	\$ 290.38
KEOKUK HOMESTORE	SUPPLIES	\$ 393.66
RIVER CITY PARTS, INC.	PARTS	\$ 84.74
KERR FABRICATORS, INC.	WATERJET CUTTING FORKLIFT BRDG	\$ 85.00
ACCESS SYSTEMS	CONTRACT BILLING	\$ 327.92
S. J. SMITH WELDING SUPPLY	PARTS/SUPPLIES	\$ 129.13
MICROBAC LABORATORIES, INC	WPC TEST SAMPLES	\$ 815.00
TASKE FORCE, INC.	SERVICE	\$ 3,828.00
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	\$ 1,703.45
ALLIANT	SERVICE	\$ 27,813.17
THE CARDBOARD BOX	UPS CHARGES WWTP	\$ 247.62
HACH COMPANY	WPC LAB SUPPLIES	\$ 4,718.54
CENTURY LINK	SERVICE	\$ 330.61
GREAT RIVER REGIONAL WASTE	SERVICE	\$ 8,392.16
TRUCK REPAIR, INC	SENSOR SEWER DEPT.2017 VACTRCK	\$ 185.18
SHOEMAKER & HAALAND	RIVERFRONT TRAIL VICTORY PARK	\$ 1,837.53
MODJESKI & MASTERS, INC.	BRIDGE INSP.MAR30-APR.26,2026	\$ 1,160.00
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$ 836.60
KEOKUK CONTRACTORS, INC	CONTRACT WORK	\$ 680.00
TOM CREW	REIMB.CAR WASH ACO VEHICLE	\$ 5.00
SOUTHEASTERN COMMUNITY COLLEGE	SAFETY TRAINING CLASSES	\$ 790.00
IACP	IACPNET DEPT.SUB MAY26-JUNE27	\$ 875.00
GATE CITY SEED COMPANY	SUPPLIES PARKS DEPT.	\$ 139.99
HUFFMAN MACHINE & WELDING, INC	SUPPLIES/PARTS	\$ 4,372.09
ENDERLE HEATING & A/C COMPANY	FILTERS SID CENTER	\$ 1,158.72
DOWNEY'S FIRE EQUIPMENT	SERVICE CHARGE & EXTINGUISHERS	\$ 110.00
HY-VEE, INC.	SUPPLIES	\$ 1,077.53
R.L. HOENER COMPANY	J#21147 MILEAGE/LABOR FUEL CARD	\$ 382.50
TRI-STATE WINDOW & POOL, INC	CHLORINE SHOCK 4GALLON WWTP	\$ 144.00
PER MAR SECURITY SERVICES	SERVICE	\$ 4,028.22
RAIRDEN'S AUTO SALVAGE &	TOWING SERVICE 2001 DODGE KPD	\$ 300.00
NIEMANN FOODS, INC./ACE	PARTS/SUPPLIES	\$ 613.81
JORDAN BARNES	CONCRETE WORK @ ANIMAL SHELTER	\$ 800.00
IOWA PRISON INDUSTRIES	125 UTV/GOLF CART PERMITS	\$ 343.75
U.S. CELLULAR	SERVICE	\$ 580.14

REGISTER NO. 5541

INGRAM LIBRARY SERVICES	BOOKS KEOKUK PUBLIC LIBRARY	\$ 475.89
FASTENAL COMPANY	PARTS/SUPPLIES	\$ 51.24
USA BLUE BOOK	WWTP	\$ 1,541.34
FERGUSON ENTERPRISES LLC #1657	CREDIT ON ACCOUNT	\$ (470.20)
WISS & WISS EQUIPMENT INC.	ASSY MIRROR,REARVIEW SANITATIO	\$ 162.10
MENARD INC.	SUPPLIES AIRPORT	\$ 400.84
STANARD & ASSOCIATES, INC.	ENTRY LEVEL TESTING KPD	\$ 46.50
O'REILLY AUTOMOTIVE INC.	PARTS	\$ 1,600.99
LEXISNEXIS RISK DATA	SERVICE	\$ 155.77
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	\$ 230,829.95
BRITE-WAY WINDOW SERVICE	SERVICE CITY HALL & PUBLIC LIBRARY	\$ 230.00
CARD SERVICES	KEOKUK PUBLIC LIBRARY	\$ 25.38
KEOKUK VETERINARY HOSPITAL	ANIMAL SERVICES	\$ 154.50
TWO RIVERS VETERINARY CENTER	ANIMAL SERVICES	\$ 819.00
WEST CENTRAL FS INC.	BULK OIL	\$ 2,194.95
KLINGNER & ASSOCIATES, P.C.	PROFESSIONAL SERVICES	\$ 6,113.25
ANC PEST SOLUTIONS INC.	SERVICE KEOKUK PUBLIC LIBRARY	\$ 150.00
VERIZON WIRELESS	SERVICE	\$ 154.18
ACCO UNLIMITED CORPORATION	CHEMICALS/PARTS POOL	\$ 3,089.50
RELIANT FIRE APPARATUS, INC.	PARTS/FREIGHT 2007 PIERCE KFD	\$ 1,721.58
INTERSTATE BILLING SERVICE,INC	PARTS SEWER DEPT.	\$ 235.99
LYNCH DALLAS, PC.	PROFESSIONAL SERVICES	\$ 2,403.84
ARMSTRONG TRACTOR LLC	PARTS	\$ 251.45
CINTAS CORP	SERVICE	\$ 1,938.48
RICOH USA, INC.	KEOKUK PUBLIC LIBRARY	\$ 83.25
TSS	SERVICE	\$ 320.00
COMMERCIAL CONTRACTING	CONTRACT WORK	\$ 33,375.19
ELM USA INC.	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 87.95
DOUG EWING PHOTO	2-HEADSHOTS KEOKUK POLICE DEPT	\$ 200.00
SWANK MOTION PICTURES INC	LIBRARY MOVIES	\$ 550.00
RADIO KEOKUK	ADVERTISING APRIL 2026	\$ 500.00
MATT MURPHY	REIMB.TRAVEL EXPENSES KPD	\$ 19.77
JAMES F. DENNIS	PROFESSIONAL SERVICES	\$ 6,105.96
STEVEN R LONG	CITY HALL JANITORIAL SERVICE	\$ 600.00
SCHICKEDANZ CONSTRUCTION	TRAILER RENT KEOKUK MUN.AIRPRT	\$ 10,357.60
NEWBERRY LANDSCAPING LLC	NUISANCE MOWINGS	\$ 2,340.00
AIRMEDCARE NETWORK	25 MEMBERSHIPS KPD	\$ 1,875.00
MCCLURE ENGINEERING CO	PROFESSIONAL SERVICES AIRPORT	\$ 2,467.82
ALARM SYSTEMS, INC	SERVICE KEOKUK PUBLIC LIBRARY	\$ 624.00
SHARED IT INC	IT SERVICES	\$ 2,322.34
TRI-STATE HEATING & ELECTRIC	NUISANCE MOWINGS	\$ 720.00
VERTICAL COMMUNICATIONS INC.	SERVICE	\$ 108.68
SCOTT'S ULTRA CLEAN LLC	JANITOR SERVICE MAY2026 KPD	\$ 550.00

REGISTER NO. 5542

EXCEL IT SERVICES	LIBRARY IT SERVICES	\$ 245.22
SchraGIS Solutions	GIS MAINTENANCE	\$ 600.00
TRI-STATE VETERINARY SERVICES,	TAX REBATE	\$ 13,340.00
HEY BRUCE INC.	MOWING/EQUIPT.MAINT.@ AIRPORT	\$ 810.00
CENGAGE LEARNING INC./GALE	KEOKUK PUBLIC LIBRARY	\$ 137.50
TEST INC.	WPC BIOSOLIDS	\$ 534.00
POINTE COMMERCIAL	BATTERY DEODORIZER LIBRARY	\$ 14.90
HTS NEXUS	55V METAL HALIDE LAMP GRAND TH	\$ 999.23
AMAZON CAPITAL SERVICES	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 1,668.38
BLUE LINE PRESSURE WASHING,LLC	SERVICE	\$ 3,166.75
319 FABRICATION LLC	FAB.LABOR ALUM.TRAILER RAMP	\$ 237.50
JEFFERY J/BREDA J HERR	REIMB.OVER CHARGE CIVIL PENALTY	\$ 570.00
		\$ 417,277.20



COUNCIL ACTION FORM

Date: 5/21/2026

Presented By: Ferneau

Subject: Public Hearing/Approval of Amendment for FY 25/26 Budget Agenda Item: 7 a & b

Description:

A public hearing is required prior to approval of budget amendment for FY 25/26.

An amendment is necessary to better reflect the revenues and expenses trending in the current fiscal year. These numbers are already reflected in the budget passed on April 16th, 2026, however the state requires an official amendment be approved and filed no later than May 31, 2026.

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 AMENDING THE BUDGET FOR FISCAL YEAR
ENDING JUNE 30, 2026**

WHEREAS, the City of Keokuk, Iowa adopted a budget for Fiscal Year Ending June 30, 2026; and

WHEREAS, it has become necessary to amend said budget; and

WHEREAS, a public hearing was held on May 21, 2026, on said amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that the amendment to the Fiscal Year Ending June 30, 2026, budget is hereby adopted.

PASSED, APPROVED, AND ADOPTED this 21st day of May, 2026.

Mark Smidt, Mayor

ATTEST:

Celeste El Anfaoui, City Clerk

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

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

The City of KEOKUK will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026

Meeting Date/Time: 5/21/2026 05:30 PM

Contact: Jim Ferneau

Phone: (319) 524-2050

Meeting Location: Keokuk City Hall
501 Main Street
Keokuk, IA 52632

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments 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-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	7,341,450	0	7,341,450
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	7,341,450	0	7,341,450
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	1,626,273	50,000	1,676,273
Other City Taxes	6	4,229,993	0	4,229,993
Licenses & Permits	7	81,350	0	81,350
Use of Money & Property	8	510,753	0	510,753
Intergovernmental	9	7,351,409	500,000	7,851,409
Charges for Service	10	4,683,500	0	4,683,500
Special Assessments	11	0	0	0
Miscellaneous	12	1,846,300	0	1,846,300
Other Financing Sources	13	5,500,500	0	5,500,500
Transfers In	14	5,999,404	0	5,999,404
Total Revenues & Other Sources	15	39,170,932	550,000	39,720,932
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	7,130,531	0	7,130,531
Public Works	17	2,898,424	700,000	3,598,424
Health and Social Services	18	0	0	0
Culture and Recreation	19	2,841,069	500,000	3,341,069
Community and Economic Development	20	1,030,995	500,000	1,530,995
General Government	21	2,378,243	100,000	2,478,243
Debt Service	22	3,629,338	400,000	4,029,338
Capital Projects	23	4,712,400	0	4,712,400
Total Government Activities Expenditures	24	24,621,000	2,200,000	26,821,000
Business Type/Enterprise	25	4,917,374	100,000	5,017,374
Total Gov Activities & Business Expenditures	26	29,538,374	2,300,000	31,838,374
Transfers Out	27	5,999,404	0	5,999,404
Total Expenditures/Transfers Out	28	35,537,778	2,300,000	37,837,778
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	3,633,154	-1,750,000	1,883,154
Beginning Fund Balance July 1, 2025	30	13,593,298	0	13,593,298
Ending Fund Balance June 30, 2026	31	17,226,452	-1,750,000	15,476,452

Explanation of Changes: Increase in Public Works relates to project cost at the airport. Increase in Culture & Recreation is related to trail project expenditures. Community & Economic Development higher due to upper story housing along with Rehabilitation Grant program revenues and expenditures. General government reflects 30% increase in property/casualty insurance costs, debt service cost are higher due to principal payment not anticipated to occur. Business type expenditures are higher due to additional equipment purchases within the sewer department.



COUNCIL ACTION FORM

Date: May 21, 2025

Presented By: Ferneau

Subject: Railroad Bridge Ordinance Agenda Item: 8

Description:

Included in your packet is an ordinance up for consideration on second reading on amending the per railcar fee structure for usage of the railroad bridge over the Mississippi River. The rate would go from \$37/car to \$70/car effective July 1, 2026. The amendment would also eliminate the minimum annual fee that approximates to a revenue amount of \$350,000 annually. Based on an estimated 3200 cars that expected to cross in 2027, the revenue raised from the new rate structure would be \$224,000 annually.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 690-850-4500 Title: Railroad Revenue

Amount Budgeted: 140,000

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

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

AMENDED ORDINANCE NO.

AN ORDINANCE TO AMEND CODE OF ORDINANCES, CITY OF KEOKUK, IOWA, SECTION 9.60.010 RAILROAD BRIDGE TOLLS ESTABLISHED

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

Section 1. The Code of Ordinances, City of Keokuk, Iowa is hereby amended by amending Chapter 9.60 – Railroad Bridge Tolls Established, Subchapter 9.60.010, Railroad Bridge Tolls Established, to read as follows:

9.60.010 – Railroad Bridge Tolls Established.

There is established a toll per railroad car, per trip, whether loaded or unloaded for all trains crossing east and west across the Keokuk Municipal Bridge, as follows:

Per car rate: **Seventy** dollars.

There will be no required minimum toll charge on a yearly basis.

These rates shall commence on July 1, 2026.

Effective July 1 of each year, beginning in 2027, the railroad car charges as set forth in this section shall be increased 3 percent (3%) from the prior year, except as amended by ordinance of the City Council. The City shall review said charges and rates every two (2) years to ensure that the system generates adequate revenues to pay the full costs of operation, maintenance, capital projects, and any debt service and to maintain adequate fund balances.

SECTION 2. SEVERABILITY CLAUSE – If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Initial reading Passed & Approved this 7th day of May 2026.

CITY OF KEOKUK, LEE COUNTY, IOWA

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

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

AYES – 8

NAYS – 0

ABSENT – 1

Second reading Passed & Approved this 21st day of May 2026.

CITY OF KEOKUK, LEE COUNTY, IOWA

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

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

AYES –

NAYS –

ABSENT –



COUNCIL ACTION FORM

Date: May 21, 2026

Presented By: Ferneau

Subject: Revenue Purpose Statement Franchise Fees Agenda Item: 9

Description:

When the Fiscal Year 2027 Budget was approved by City Council, one of the items that was approved to achieve a balance budget was to amend the franchise fee for both gas and electric utilities to 5%. The current fees are 2% for the gas utility and 3% for the electric utility.

Prior to implementing an amendment to the utility franchise fees, an updated Revenue Purpose Statement must be approved. The following Revenue purpose statement reflects this purpose, and includes the same proposed uses for the revenue as in the previous revenue purpose statement published in 2023. There is significant latitude provided in this list of uses; we have historically used it to help pay for our public safety expenditures.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

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

CITY OF KEOKUK, IOWA
RESOLUTION NO. _____

**RESOLUTION APPROVING AND ADOPTING A REVENUE PURPOSE STATEMENT FOR THE USE
OR EXPENDITURE OF REVENUES FROM AN ELECTRIC SERVICE FRANCHISE FEE**

WHEREAS, the City Council of the City of KEOKUK, Iowa, has chosen to establish a utility franchise fee for Interstate Power and Light Company (Alliant Energy) for the distribution of electric energy within the city limits of the City; and

WHEREAS, pursuant to the provisions of Section 364.2, subsection (4)(f) of the Code of Iowa, the City shall prepare a Revenue Purpose Statement outlining the purposes for which the City shall use the franchise fee revenues that will be received if the proposed ordinance is adopted.

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

SECTION 1. That the Revenue Purpose Statement for the use or expenditure of electric franchise fee revenues for the City of KEOKUK, Iowa is hereby approved and adopted as follows:

REVENUE PURPOSE STATEMENT

Pursuant to the provisions of Section 364.2 subsection (4)(f) and Section 384.3A of the Code of Iowa, the City of KEOKUK hereby establishes the following purposes allowed under Iowa Code for which franchise fee revenues from its electric franchise may be used or expended:

- a. Inspecting, supervising, and otherwise regulating each franchise approved by the City.
- b. The repair, remediation, restoration, cleanup, replacement, and improvement of existing public improvements and other publicly owned property, buildings, and facilities.
- c. Projects designed to prevent or mitigate future disasters as defined in Iowa Code Section 29c.2.
- d. Energy conservation measures for low-income homeowners, low-income energy assistance programs, and weatherization programs.

e. Public safety including the equipping of fire, police, emergency services, sanitation, street, and civil defense departments.

f. The establishment, construction, reconstruction, repair, equipping, remodeling, and extension of public works, public utilities, and public transportation systems.

g. The construction, reconstruction, or repair of streets, highways, bridges, sidewalks, pedestrian underpasses and overpasses, street lighting fixtures, public grounds, and the acquisition of real estate needed for such purposes.

h. Economic development activities and projects.

Section 2. That the City Clerk shall publish or post the Revenue Purpose Statement pursuant to Section 362.3 of the Iowa Code.

Section 3. That all resolutions or parts of resolutions in conflict herewith are repealed, and the same are hereby repealed to the extent of such conflict.

PASSED AND APPROVED by the City Council this 21st day of May 2026.

Mark Smidt, Mayor

Celeste El Anfaoui, City Clerk

(CITY SEAL)

Things to know about **franchise fees**

Overview

- Iowa cities currently have the right to implement a franchise fee of up to 5% as part of their agreements with franchised utilities that operate within their rights of way.
- Franchise fees can only be implemented by a city if franchise fee language is part of the city's franchise agreement with a utility. Once the language is adopted, the percentage of franchise fee can be adjusted by the city council according to terms of the franchise agreements.
- The city must follow a statutory process to implement a franchise fee. (See back page.)

What is a franchise fee?

- A franchise fee is assessed as a percentage of gross revenue collected in the city by the utility. The franchise fee is displayed as a line item on each customer's energy bill.
- A franchise fee ordinance must be adopted by the city prior to being implemented.

How does a franchise fee benefit your community?

- Franchise fees provide additional revenues to fund city projects as allowed by Iowa law.

How does a franchise fee benefit Alliant Energy?

- Alliant Energy does not financially benefit from franchise fees. They are a direct pass-through to the city.

How is a franchise fee implemented?

- A franchise fee can only be assessed by the city when included in an active franchise agreement with Alliant Energy.
- When renewing or amending a franchise with Alliant Energy, the city may ask that franchise fee language be included in the agreement.
- Iowa Code requires the city to adopt and publish a revenue purpose statement and adopt an ordinance formally setting or increasing the franchise fee.

Who pays a franchise fee?

- Iowa Code states that a franchised utility can be assessed a franchise fee, which will be included on customers' bills.
- The amount of the franchise fee is shown on a customer's monthly energy bill.

How often would the city receive payment of the fees collected by Alliant Energy?

- Alliant Energy pays franchise fees to the city quarterly.

How is the fee determined?

- The fee is set as part of the franchise ordinance and is based on a percentage of the utility's gross revenues of energy sales.
- The fee is calculated as a percentage of a customer's total monthly energy bill.

(Continued on back)



What is the maximum percentage of franchise fee that can be assessed by the city?

- The current maximum per Iowa Code is 5%.

What can franchise fees be used for?

- Iowa Code, Section 384.3A, defines how a city can use franchise fees.

What are the steps to implement a franchise fee?

1. The city and Alliant Energy agree on the language of a franchise ordinance that includes a franchise fee.
2. The city develops, passes and publishes a revenue purpose statement describing how the franchise fee is to be used.
3. The city holds a public hearing on the franchise ordinance and passes the ordinance, as stipulated by Iowa law. All public notice requirements must be met.
4. Alliant Energy and the city complete required franchise paperwork, including an original signed copy of the ordinance, a clerk's certificate and Alliant Energy's acceptance. The city must also provide a copy of and proof of publication of its revenue purpose statement.
5. The city provides Alliant Energy the names, service addresses and account numbers of the city-owned accounts that will be exempt from the franchise fee.
6. Alliant Energy creates and tests a billing program uniquely designed for the city's franchise fee.
7. Alliant Energy files an updated franchise fee tariff with the Iowa Utilities Commission (IUC).
8. The IUB reviews and approves the new or revised tariff.
9. Assessment of the franchise fee begins only after Alliant Energy has received written authorization from the IUC.

How long does it take to implement a franchise fee?

- Implementing a franchise fee typically takes two to three months after the franchise fee has been adopted by the city council. Adjustments to a franchise fee may take up to six months to implement.

Can the franchise fee be adjusted?

- The city may adjust the assessed percentage at any time an active franchise agreement is in place.
- Iowa Code requires the city to prepare, adopt and publish a revenue purpose statement and adopt an amended franchise ordinance when increasing the franchise fee.
- Cities not interested in implementing a franchise fee at the time of franchise renewal may include a 0% fee that allows for future council action to subsequently implement a franchise fee.
- A city can lower or discontinue a franchise fee by writing Alliant Energy in a timely manner. As such an action requires a revision in company tariffs, the adjustment can only take effect upon Alliant Energy receiving written approval from the IUB.

Can a franchise fee and a local option sales tax be assessed to utility customers?

- Iowa Code, Chapter 422B.8, prohibits both a local option sales tax and a franchise fee to be included on a customer's utility bill. The franchise fee would replace the local option sales tax on the customer's monthly Alliant Energy bill. The local option sales tax would still remain on other goods and services sold in town.

Contact information

Mike Wagner

Community Development Manager
319-786-4409
mikewagner@alliantenergy.com



Steps to implement a franchise fee

- City determines whether or not to implement a franchise fee and at what percent.
- City and Alliant Energy agree to franchise ordinance language.
- City and Alliant Energy agree on franchise fee start date.
- City drafts, passes and publishes a revenue purpose statement.
- City council sets the date for a public hearing and first reading of the franchise ordinance.
- City publishes a public hearing notice no more that 20 days and no fewer than four days before the public hearing.
- City holds a public hearing and first reading.
- City holds second and third readings (unless waived).
- City publishes a franchise ordinance.
- Alliant Energy mails acceptance and certificate of city clerk to the city clerk to sign and return to Alliant Energy.
- City provides Alliant Energy the names, service addresses and account numbers of the city-owned accounts that will be exempt from the franchise fee.
- Alliant Energy files a tax rider tariff with the Iowa Utilities Commission for permission to start collecting the franchise fee.
- Alliant Energy collects the franchise fee and pays it to the city quarterly.

Contact information

Mike Wagner

Community Development Manager

319-786-4409

mikewagner@alliantenergy.com





COUNCIL ACTION FORM

Date: May 21, 2026

Presented By: Brian Carroll, PWD

Subject: 212 Des Moines Overhead Doors Agenda Item: 10

Description:

This project includes the removal and replacement of an existing overhead door, construction of a new overhead door opening, and installation of new overhead doors and operators. Work also includes associated framing, siding removal and replacement, concrete modifications, and electrical work for door operation. The improvements are necessary to enhance facility functionality, improve access, and replace aging infrastructure.

The City received three (3) bids for the project:
Meyers & James Door 1 \$24,517, Door 2 \$22,965, Total \$47,482
CCS Door 1 \$9,552, Door 2 \$13,320, Total \$22,872
Frank Millard Door 1 \$19,182, Door 2 \$20,453, Total \$39,635

Staff recommends that the City Council award the contract to CCS of Keokuk, IA the lowest responsible and responsive bidder, in the amount of \$22,872.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 6310 Title: REPAIR BUILDING

Amount Budgeted: _____

Actual Cost: \$22,872

Under/Over: _____

Funding Sources:

Departments:

Parks/Bridge/Sewer _____

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

RESOLUTION NO.

**A RESOLUTION AWARDDING CONTRACT FOR
REPLACEMENT OF OVERHEAD DOORS AT 212 DES MOINES STREET**

WHEREAS there are two overhead doors at the bridge maintenance building at 212 Des Moines Street that need to be replaced; and

WHEREAS the work consists of construction of a new overhead door opening, installation of overhead doors and operators, associated framing, siding removal and replacement, concrete modifications, and electrical work; and

WHEREAS the work is necessary to enhance facility functionality, improve access, and replace the aging infrastructure; and

WHEREAS three bids were received with the low bid submitted by Commercial Contracting Services (C.C.S.) of Keokuk, IA in the amount of \$22,872.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that Commercial Contracting Services (C.C.S.) of Keokuk, IA, be awarded the contract for the Overhead Door Replacement Project at the bridge maintenance building at 212 Des Moines Street in the amount of \$22,872.

Passed this 21st day of May 2026

Mayor – Mark Smidt

Attest – Celeste El Anfaoui



Commercial Contracting Services

21 South 9th Street | Keokuk, Iowa 52632
319-313-9226 | Kevin@ccskeokuk.com | www.ccskeokuk.com

RECIPIENT:

John Reiter

501 Main Street
Keokuk, Iowa 52632

Quote #55417

Sent on Feb 05, 2026

Total \$13,320.00

Product/Service	Description	Total
Labor	This quote encompasses all labor, materials, and equipment required for the project, which includes: <ul style="list-style-type: none">- Removal and cut-out of the specified 16 x 13' area- Removal and disposal of all debris- Installation of a new 16 x 13' white garage door (R-Value 6.5)- Installation of flashing where necessary around the perimeter of the door- Installation of an automatic garage door operator- Installation of support where needed.	\$13,320.00

Total \$13,320.00

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



MEYERS & JAMES CONSTRUCTION

502 Exchange Street, Keokuk, Iowa 52632

Phone 319.524.7762 Fax 319.524.3576

carl.meyers@meyersjames.com

City of Keokuk
ATTN: John Reiter

April 1, 2026

MJ1149

Page 1 of 2

Re: City of Keokuk – City, bridge, building – Install 2 overhead doors with openings.

In response to your request we are pleased to submit our proposal for all labor, material and equipment necessary to complete the project as described below:

Door 1 Ramp:

- Remove existing OHD and walk door.
- Modify electrical and switches as required.
- Provide new opening, flashings and trims.
- Provide and install new 14'-0"h x 14'-0"w insulated OHD w/ operator
- Temporary enclosure provided and maintained for security.

Base Bid: \$24,517.00

Door 2 New opening:

- Remove siding as required.
- Modify electrical and switches as required.
- Provide new opening, flashings and trims.
- Provide and install new 12'-2"h x 16'-0"w insulated OHD w/ operator.
- Grind concrete as required to create drainage at bottom seal.
- Temporary enclosure provided and maintained for security.

Base Bid: \$22,965.00



GENERAL CONTRACTOR



MEYERS & JAMES CONSTRUCTION

502 Exchange Street, Keokuk, Iowa 52632

Phone 319.524.7762 **Fax** 319.524.3576

carl.meyers@meyersjames.com

This proposal is valid for 30 days.

Page 2 of 2

Thank you, for the opportunity to provide this proposal. If you have any questions, please contact me on my cell phone at 319-670-6054.

Sincerely,

Carl Meyers

carl.meyers@meyersjames.com

Meyers & James Construction Inc.

502 Exchange Street

Keokuk, IA 52632



Proposal



Quote Number: CSB202621
Date: 3/25/2026
To: John Reiter
Of (Company): City of Keokuk
Street Address: 212 Des Moines St
City, State, Zip: Keokuk, IA 52632
Project Name: Maintenance Bldg OH Doors
Good Until: n/a see escalation clause

Frank Millard & Company, Inc. proposes to provide labor, equipment, materials, and supervision to complete the following work as outlined below.

Project Summary

- Remove (1) overhead door, reframe opening, and install new overhead door.
- Create (1) new opening and install new overhead door.

Design Review

- No engineering or design costs are included.

Permits and Safety Requirements / Clarifications

- Any local permits, if required, to be procured by owner in coordination with contractor.
- Standard FMC safety policies to apply.

Detailed Project Scope of Work

- Remove and replace (1) existing door.
 - Demo existing overhead door, adjacent walk door, exit light, siding, and misc. framing.
 - Provide and install new steel component framing to create new 14x14 opening.
 - Flash and trim opening as required. Reinstall salvaged siding and light.
 - Provide and install (1) new Clopay model 3200 overhead door. 14-2x14, white, 2" thick insulated steel on steel minor ribbed panels, no windows, 2" reverse angle low headroom track, torsion springs.
 - Provide and install Liftmaster Maxum Model TDC7S1BMC operator. Commercial trolley style door operator, 14' tail, 115v single phase motor, standard cps photo eyes.
 - Provide and install/remove temporary wall to close off opening until new door is installed.
- Install new opening and new door
 - Demo existing siding and misc. framing. Salvage all parts for reuse.
 - Provide and install new steel component framing to create new 16x12 opening.
 - Flash and trim opening as required. Reinstall salvaged siding.
 - Sawcut and remove top of concrete stem wall/curb to be flush with floor at the new opening.
 - Provide and install conduit, wire, fittings, and box for power to new operator.
 - Provide and install (1) new Clopay model 3200 overhead door. 16-2x12, white, 2" thick insulated steel on steel minor ribbed panels, no windows, 2" reverse angle 15" radius track, torsion springs.
 - Provide and install Liftmaster Maxum Model TDC7S1BMC operator. Commercial trolley style door operator. 14' rail, 115v single phase motor, standard CPS photo eyes.
 - Provide and install/remove temporary wall to close off opening until new door is installed.

Potential Change Orders or Concerns

- We are assuming that all siding and insulation removed is in suitable condition for reuse to patch around the new openings. If new siding panels are needed, a change order will be required.
- We have included sales tax on materials in this quotation. If sales tax exemption certificate is provided, deduct \$1,517.00 from the base bid price.

Specific Exclusions

- Approach to new opening to be constructed by others.

Cost Breakdown:

Line Item	Amount
Remove and Replace Door	\$19,182.00
New opening and new door	\$20,453.00
Project Total	\$39,635.00

Price Escalation Clause:

Due to price fluctuations in the markets because of tariffs, Frank Millard & Company, Inc. has included a price escalation clause in this proposal. We reserve the right to adjust equipment & material prices to reflect the impact of any tariffs, duties, or similar governmental charges imposed after the date of this proposal. Frank Millard & Company, Inc. shall not be responsible or liable for any price increases due to tariffs out of our control. Any equipment and/or material price increases due to tariffs occurring after the date of this proposal, notice to proceed, or contract award shall be submitted to the customer or General Contractor and addressed via a change order add to the base bid amount.

Standard Exclusions:

1. Tariffs: Frank Millard & Company, Inc. reserves the right to adjust prices to reflect the impact of any tariffs, duties, or similar governmental charges imposed after the date of this proposal.
2. Sales tax is included in the base bid price unless specifically excluded above. A state sales tax exemption certificate must be provided with the customer purchase order or contract if a state sales tax exemption applies. Sales tax will be figured for labor, equipment, & material based on state requirements.
3. Stored equipment and/or materials whether stored on-site or off-site will be invoiced as part of our monthly billing cycle.
4. Owner is responsible for all necessary and required HVAC equipment preventative maintenance upon initial start-up of equipment & project completion. An annual preventative maintenance proposal can be provided upon request if owner does not have the capabilities to self-perform preventative maintenance.
5. No bid bond, performance and payment bonds, or any other type of bonding is included unless expressly listed above.
6. No building permit or other related construction fees are included unless specifically stated above.
7. Builders Risk Insurance by owner with Frank Millard & Company, Inc. listed as additional insured unless specifically stated above.
8. Frank Millard & Company's standard insurance coverage is included unless stated differently above.
9. No additional work will be completed on this project unless expressly written authorization is provided.
10. Standard (8) Hour / (5) Day work schedule is included with no provisions for overtime or other off shift work schedule are included unless specifically stated above.
11. Project supervision on site to be provided by a Frank Millard and Company, Inc. working foreman unless specifically stated above.
12. No materials or construction testing costs are included unless specifically stated above.
13. All work to be completed according to current local building codes and standards.
14. No liquidated damages accepted unless specifically listed above.
15. Quote is subject to acceptance within 30 days unless specifically stated otherwise.

Frank Millard & Company, Inc. proposes to furnish labor, equipment, material, & supervision to perform this scope of work in accordance with the aforementioned scope of work, specifications, and plan sheets for the sum of:

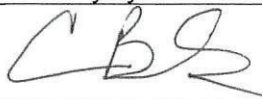
Thirty Nine Thousand Six Hundred Thirty Five and
00/100

Dollars \$ 39,635.00

Payments are to be made as follows:

Payment due within 30 days of invoice date unless agreed upon differently by contract or purchase order terms.

Contractor's Signature:



Connor Beals

Acceptance of Proposal: The above price, 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.

Approved By: _____ **Company:** _____

Approver's Signature: _____ **Date:** _____

Approver's Title: _____ **Purchase Order No.:** _____



COUNCIL ACTION FORM

Date: May 18, 2026

Presented By: Broomhall

Subject: Conditional Approval of Bids for Purchase of City Owned Property and Setting Public Hearing on Purchase and Development Agreements Agenda Item: 11

Description:

The City has received bids for the purchase and/or redevelopment of certain City owned properties. Staff is requesting Council conditionally approve the submitted bids and set public hearings on the proposed purchase agreements and/or development agreements for each property sale.

Conditional approval notifies the bidders and the public of the Council's intent to proceed with the sale of the property as required by Iowa Code, while still requiring final Council approval following public hearing as required by Iowa Code Chapters 364 and 403

The proposed resolution schedules public hearings for each property sale on July 2, 2026. Following the public hearings on that date, the City Council may consider final approval of the respective purchase agreements and/or development agreements and authorize conveyance of the properties.

This process ensures compliance with statutory notice and hearing requirements.

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 CONDITIONALLY APPROVING BIDS OF CERTAIN CITY-OWNED REAL ESTATE LOCATED WITHIN THE TWIN RIVERS URBAN RENEWAL AREA AND SETTING PUBLIC HEARING ON NOTICE OF INTENT OF FINAL APPROVAL OF BIDS AND APPROVAL OF PURCHASE AND DEVELOPMENT AGREEMENTS

WHEREAS, the City of Keokuk, Iowa (“City”), is the owner of certain real estate located within the Twin River Urban Renewal Area; and

WHEREAS, the City received bids for the purchase and redevelopment of certain City-owned real estate; and

WHEREAS, the City Council finds it appropriate to conditionally approve such bids subject to the execution and approval of purchase and/or development agreements following public hearing as required by law; and

WHEREAS, Iowa Code Chapters 364 and 403 authorize the City to dispose of and convey interests in City-owned property upon terms deemed to be in the best interests of the City and following notice and public hearing; and

WHEREAS, the City Council desires to set public hearings on the proposed purchase agreements and/or development agreements for each property sale, with final consideration to occur following the respective public hearings on the date set therefor.

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

1. The bids submitted for the purchase of the following City-owned properties are hereby conditionally approved, and this action of the Council shall be considered to be and does hereby constitute notice to all concerned of the intention of this Council to accept the following bids, subject to approval of a purchase agreement and/or development agreement following public hearing:

	PROPERTY	BIDDER	BID AMOUNT	Proposal
405 Morgan (vacant lot)	ORIGINAL CITY Lot 11 & W10' of 12 Block 41	Leslie Teeters	\$500.00	Increase lot size
1012 Blondeau (vacant lot)	ORIGINAL CITY R50' OF 4-6 BLK 155	Brenda Johnson	\$5,500.00	Increase lot size & build garage
727 Morgan (vacant lot)	ORIGINAL CITY LOT 7, 8 & W23' OF 9 BLK 102	Aaron & Elizabeth Zetterlund	\$7,000.00	Green space
Lot in the 800 block of S. 10th (vacant lot)	ORIGINAL CITY FR36' OF 9-12 & OF SE'LY 40' OF 8 BLK 147	Bonnie Meyers	\$100.00	Increase lot size
Lot in the 800 block of S. 10th (vacant lot)	ORIGINAL CITY R104' OF 9,10 & R104' OF E40' OF 8 BLK 147	Bonnie Meyers	\$100.00	Increase lot size
820 S. 10th (vacant lot)	ORIGINAL CITY R104' OF 11 & 12 BLK 147	Bonnie Meyers	\$100.00	Increase lot size

116 N 7 TH (vacant lot)	ORIGINAL CITY R1/3 OF 1-3 BLK 105	Keokuk Neighborhood Initiative	\$100.00	Increase lot size for future development
118 N 6 TH (vacant lot)	ORIGINAL CITY R48 1/2' OF 1 BLK 95	Iowa 2 x 4's for Hope	\$5,000.00	Construct 1 or 2 tiny homes for veterans
602 Concert (vacant lot)	ORIGINAL CITY FR91 1/2' OF 1 BLK 95	Iowa 2 x 4's for Hope		
606 Concert (vacant lot)	ORIGINAL CITY E3' OF LOT 3 & ALL LOT 2 BLK 95	Iowa 2 x 4's for Hope		
1908 Timea Street		Mary Cecil	\$11,371.00	Rehabilitation of S.F. dwelling

and;

2. Public hearings on the proposed purchase agreements and/or development agreements for each property identified herein shall be held on the 2nd day of July 2026, at 5:30 p.m. in the City Council Chambers at City Hall, 501 Main Street, Iowa.
3. Following the public hearings on the date set therefor, the City Council shall consider approval of the respective purchase agreements and/or development agreements and authorize conveyance of the properties pursuant thereto.
4. The City Clerk is hereby directed to publish notice of the public hearings in accordance with Iowa law.
5. The Mayor and City Clerk are hereby authorized to execute such documents as may be necessary to carry out the intent of this Resolution following final Council approval.

Passed & Approved this 21st day of May 2021.

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk