

AGENDA
CITY COUNCIL MEETING
May 7, 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 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 setting public hearing on amendment to the Fiscal Year 2025-2026 Annual Budget;
 - Resolution approving a Liquor License for The Sneezzy 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;
7. Consider resolution approving Memorandum of Understanding (MOU) with Keokuk Junction Railway Co. LLC for Capital Improvement Project as well as ongoing maintenance and operations terms.
8. Motion to approve initial reading of Ordinance to amend Code of Ordinances, City of Keokuk, Iowa, Section 9.60.010 Railroad Bridge Tolls Established.
9. Consider resolution authorizing an agreement with Kirkham Michael Engineering Services for five bridge inspections.
10. Consider resolution setting George M. Verity Museum rates for the 2026 season.
11. Consider resolution designating the City Attorney and/or City Clerk as the City Officers authorized to sign Notices of Expiration of Right of Redemption Pursuant to Iowa Code Section 447.9.
12. Consider resolution awarding contract for Bel Air Street reconstruction.
13. Consider resolution awarding contract for S. 10th Street Mill & Overlay Project.
14. Consider 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.
15. Council Liaison Reports:
16. Staff Reports:
17. Adjourn Meeting.

MINUTES
CITY COUNCIL MEETING
April 16, 2026
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on April 16, 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, Kathie Mahoney, Matt VanBerkum, Roger Bryant, and Michael Greenwald were present. Steve Andrews was absent. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Community Development Director Pam Broomhall, Public Works Director Brian Carroll, Fire Chief Gabe Rose, and Assistant Police Chief Andrew Whitaker.

MAYOR'S REPORT: An update was provided regarding the progress of the homeless shelter, which is currently under construction and approximately two-thirds complete. The project is being completed primarily through volunteer efforts.

CITIZENS' REQUEST: Nick Capaldo, a mail carrier for the City of Keokuk, addressed the Council requesting that a proclamation be read at the May 7, 2026, Council meeting designating May 9, 2026, as National Letter Carrier Food Drive Day. He noted that the 2026 National Association of Letter Carriers (NALC) Stamp Out Hunger Food Drive will be held on Saturday, May 9, 2026. As the largest one-day food drive in the United States, residents can participate by leaving bags of non-perishable food by their mailboxes for carriers to collect.

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

- 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 NO. 79-2026:** Approving a Liquor License for Black Sails LLC, 1324 Main Street, Class C Retail Alcohol License – effective May 1, 2026;
- **RESOLUTION NO. 80-2026:** 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;

Mayor Smidt opened the public hearing at 5:36 p.m. on the Fiscal Year 2026-2027 Annual Budget. A public hearing notice was published in the Daily Gate City on April 3, 2026.

COMMENTS: Ferneau gave overview of budget and outlined a few key pieces of information. Smidt thanked Ferneau and council for all their hard work.

There being no further comments or objections, Mayor Smidt closed the public hearing at 5:49 p.m.

Motion made by Greenwald, second by Dade to approve the following proposed **RESOLUTION NO. 81-2026:** "A RESOLUTION APPROVING THE FISCAL YEAR 2026-2027 BUDGET." (8) AYES, (0) NAYS. Motion carried.

Mayor Smidt opened the public hearing at 5:50 p.m. on 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.

COMMENTS: Kansha Tiwari, representing SEIRPC (Southeast Iowa Regional Planning Commission), provided an overview of the project and associated funding. Jon Reis, representing Eocene, gave an overview of the bids, outlined key project details, and reviewed the timeline for Plat 1.

There being no further comments or objections, Mayor Smidt closed the public hearing at 5:59 p.m.

Motion made by Walker, second by Dade to approve the following proposed **RESOLUTION NO. 82-2026**: “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.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 83-2026**: “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.” Motion made by Greenwald, second by Mahoney to amend original resolution to include base bid tabs including A, B, C, and G. (8) AYES, (0) NAYS to approve amended resolution. Motion carried.

Mayor Smidt opened the public hearing at 6:04 p.m. on 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.

COMMENTS: Jon Reis representing Eocene gave bid information and timeframe. Matlick commented that this project has been a long time coming.

There being no further comments or objections, Mayor Smidt closed the public hearing at 6:06 p.m.

Motion made by Mahoney, second by Walker to approve the following proposed **RESOLUTION NO. 84-2026**: “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.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Mahoney to approve the following proposed **RESOLUTION NO. 85-2026**: “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.” Motion made by Greenwald, second by Matlick to amend original resolution to include base bids and all alternate bids. (8) AYES, (0) NAYS to approve amended resolution. Motion carried.

Mayor Smidt opened the public hearing at 6:10 p.m. for the Bel Air Street Reconstruction Project. A public hearing notice was published in the Daily Gate City on April 3, 2026.

COMMENTS: Carrol gave overview of the project.

There being no further comments or objections, Mayor Smidt closed the public hearing at 6:11 p.m.

Motion made by Matlick, second by Walker to approve the following proposed **RESOLUTION NO. 86-2026**: “A RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR BEL AIR RECONSTRUCTION PROJECT.” (8) AYES, (0) NAYS. Motion carried.

Mayor Smidt opened the public hearing at 6:13 p.m. for the South 10th Street Mill & Overlay Project. A public hearing notice was published in the Daily Gate City on April 3, 2026.

COMMENTS: Carroll provided an overview of the project. Walker commented that he would like to see at least one local contractor receive one of the street contracts. Carroll and Ferneau explained the applicable regulations and the cap related to awarding a bid that is not the lowest.

There being no further comments or objections, Mayor Smidt closed the public hearing at 6:16 p.m.

Motion made by Walker, second by Mahoney to approve the following proposed **RESOLUTION NO. 87-2026**: "A RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE SOUTH 10TH STREET MILL & OVERLAY PROJECT." (8) AYES, (0) NAYS. Motion carried.

Motion made by Dade, second by Mahoney to approve the following proposed **RESOLUTION NO. 88-2026**: "A RESOLUTION AUTHORIZING ADJUSTMENT IN SEWER CHARGES RELATED TO THE FILLING OF SWIMMING POOLS." (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Dade to approve the following proposed **RESOLUTION NO. 89-2026**: "A RESOLUTION AUTHORIZING MAYOR TO TAKE ACTION TO ARRANGE FOR A COUNCIL GOAL SETTING SESSION FACILITATED BY IOWA STATE UNIVERSITY EXTENSION & OUTREACH – COMMUNITY ECONOMIC DEVELOPMENT." (8) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Dade to approve the following proposed 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. After discussion by council and Teresa Murray, President of the Saddle Club, a roll call vote was taken.

Roll Call Vote: AYES – Marshall, Matlick, Dade and Bryant. NAYS – Walker, Mahoney, VanBerkum, Greenwald. 4-4 Motion failed.

Motion made by Matlick, second by Walker to approve the following proposed **RESOLUTION NO. 90-2026**: "A RESOLUTION AUTHORIZING CITY CREWS TO ASSIST IN PLANTING TREES ON BEHALF OF MAIN STREET KEOKUK, INC. IN THE COMMUNITY POCKET PARK O LOT AT 11TH AND MAIN STREET INTERSECTION." (8) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Walker to approve the following proposed **RESOLUTION NO. 91-2026**: "A RESOLUTION APPROVING CONTRACT FOR JOHNSON STREET MILL & FILL FROM 1ST STREET TO WATER STREET." (8) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Dade to approve the following proposed **RESOLUTION NO. 92-2026**: "A RESOLUTION GRANTING AN ADDITIONAL ONE-YEAR EXTENSION TO DEVELOP PROPERTY LOCATED AT 604 GRAND AVENUE, CITY OF KEOKUK, IOWA." (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 93-2026**: "A RESOLUTION APPROVING ENGINEERING FIRM FOR PUBLIC SAFETY BUILDING ROOF REPLACEMENT." (8) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: Whitaker informed the Council that Nolan Riddle will be graduating from the academy on April 24. Broomhall provided an update on the animal shelter and sewer roof rebid. Council inquired whether legal action was a viable solution. Ferneau did not recommend pursuing a lawsuit, noting that the cost would outweigh the benefit of having the project redone. Ferneau also provided an update on property tax legislation and the future of SEIDC (Southeast Iowa Development Center).

Motion made by Mahoney, second by Dade to adjourn the meeting at 7:17 p.m.

CITY OF KEOKUK

CIVIL SERVICE COMMISSION

April 29, 2026

The Keokuk Civil Service Commission met at 7:08 AM on April 29th, 2026, at Keokuk High School. Commissioners present for the meeting were Heather Sisk and Chad Campbell in addition to Chief of Police Zeth Baum. The purpose of the meeting was to certify a list of candidates for Keokuk Police Department.

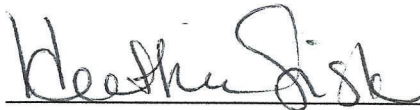
We hereby certify the following candidates for consideration by the Keokuk Police Department:

Landon Rudd
Ryan Bell

Meeting adjourned at 7:11 AM.

Respectfully submitted by:


Chad Campbell


Heather Sisk

**CITY OF KEOKUK
CIVIL SERVICE COMMISSION**

April 29, 2026

As a result of Civil Service testing held April 7th and 20th, 2026, the Civil Service Commission hereby submits the following list of candidates to the Mayor and City Council for consideration by the Keokuk Police Department.

Landon Rudd
Ryan Bell

Dated at Keokuk, Iowa this 29th day of April 2026.



By Chad Campbell
Civil Service Commission

MINUTES
SPECIAL CITY COUNCIL MEETING
Thursday, April 30, 2026 – 4:00 p.m.
Keokuk City Hall Council Chambers
501 Main Street, Keokuk, IA

The City Council of the City of Keokuk met in special session on April 30, 2026, at 501 Main Street. Mayor Mark Smidt called the meeting to order at 4:00 p.m. There were eight council members present, one absent. Todd Marshall, Tyler Walker, Doug Matlick, Steve Andrews, Kathie Mahoney, Matt VanBerkum, Roger Bryant, and Michael Greenwald were present. Devon Dade was absent. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, and Public Works Director Brian Carroll.

Motion made by Walker, second by VanBerkum to approve the initial reading of an Ordinance amending Ordinance No's. 1852,1952,2010,2013, and 2027, providing that general property taxes levied and collected each year on certain property located within the amended Twin Rivers Urban Renewal Area, in City of Keokuk, County of Lee State of Iowa, by and for the benefit of the State of Iowa, City of Keokuk, County of Lee, Keokuk Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Twin Rivers Urban Renewal Area (2026 Parcel).

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

Motion made by Matlick, second by Greenwald to waive the second & third reading.

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

Motion made by Greenwald, second by Mahoney to adopt & give final approval of **ORDINANCE NO. 2062:** Amending Ordinance No's. 1852,1952,2010,2013, and 2027, providing that general property taxes levied and collected each year on certain property located within the amended Twin Rivers Urban Renewal Area, in City of Keokuk, County of Lee State of Iowa, by and for the benefit of the State of Iowa, City of Keokuk, County of Lee, Keokuk Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Twin Rivers Urban Renewal Area (2026 Parcel). (8) AYES, (0) NAYS, (1) ABSENT – Dade. Motion carried.

Motion made by Matlick, second by Bryant to approve the following proposed **RESOLUTION NO. 94-2026:** "A RESOLUTION APPROVING REASONABLE COMPETITIVE BIDDING PROCEDURES FOR AND SETTING A DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO CONVEY INTEREST IN REAL PROPERTY LOCATED WITHIN THE TWIN RIVERS URBAN RENEWAL AREA TO MM REAL ESTATE, LLC; DIRECTING PUBLICATION OF RELATED NOTICES; AND DECLAINING THE INTENT OF THE CITY TO ACCEPT THE OFFER SUBMITTED BY MM REAL ESTATE, LLC IN THE EVENT THAT NO QUALIFIED COMPETING PROPOSALS ARE SUBMITTED." (8) AYES, (0) NAYS, (1) ABSENT - Dade. Motion carried.

Motion made by Walker, second by Mahoney to adjourn the meeting at 5:04 p.m.



COUNCIL ACTION FORM

Date: 5/7/2026

Presented By: Ferneau

Subject: Set Public Hearing FY 25/26 Budget Amendment Agenda Item: Consent Agenda #1

Description:

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 filed no later than May 31, 2026. A public hearing must be held, staff recommends May 21st, 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 AMENDMENT TO
THE FISCAL YEAR 2025-2026 ANNUAL BUDGET**

WHEREAS, the City of Keokuk, Iowa has adopted the annual operating budget for Fiscal Year 2025-2026; and

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

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

**NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY
COUNCIL OF**

THE CITY OF KEOKUK, IOWA, a public hearing shall be held on May 21, 2026, at 5:30 PM in the Keokuk City Hall, 501 Main St, Keokuk, Iowa.

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

PASSED, APPROVED, AND ADOPTED this 7th 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 THE SNEEZY BEAVER WITH OUTDOOR SERVICE, 820 MAIN STREET

WHEREAS, Application has been made by McPayne LLC for a Class C Retail Alcohol License with Outdoor Service for The Sneezy Beaver, 820 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, McPayne LLC has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Retail Alcohol License with Outdoor Service for The Sneezy Beaver, 820 Main Street, effective May 22, 2026, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 7th day of May 2026.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
Mark Smidt, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk



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: Rand Park Pavilion Commission

Name/Event: Pavilion Concerts

Coordinator: Rand Park Pavilion Commission

Mailing Address: P.O. Box 151, Keokuk, IA 52632

Daytime Phone #: 319-524-2050 Evening Phone #: 217-242-9681

Email Address: apeevler@cityofkeokuk.org

2. EVENT INFORMATION

Type of Event:

Concerts

Days/Dates of Event:

May 30 (Sprucells & Dallas Kraus), June 27 (Jukebox Reloaded)
July 11 (Liz Bentley), August 1 (Highway 61), August 29 (Avenge the
Time(s) of Event: (Include Set Up/Tear Down Time) Fallen), September 20 (Bullis
Varies from 5:00 p.m. - 9:00 p.m. Rutter)

(see attached)

Event Location:

Rand Park Pavilion

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

2026 PAVILION EVENTS

Saturday, May 30 - 6:30 p.m. – Dallas Kraus followed by the Sprucells, sponsored by the Rand Park Pavilion Commission

Saturday, June 27 – 7:00 p.m. – Jukebox Reloaded, sponsored by the Rand Park Pavilion Commission

Saturday, July 11 – 7:00 p.m. – Liz Bentley, sponsored by Weichert Realty

Saturday, August 1 – 7:00 p.m. – Highway 61, sponsored by the Rand Park Pavilion Commission

Saturday, August 29 – 6:00 p.m. – Avenge the Fallen, sponsored by the Rand Park Pavilion Commission

Sunday, September 20 – 5:00 p.m. - Bullis Rutter Big Band, sponsored by the Rand Park Pavilion Commission

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 :)

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 :) Requesting permission for BYOB at events.

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

Street barricades

Emergency "No Parking" Signs

Other (please specify :)

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: 2 hours per concert

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 X No If yes, how many? _____

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

Contact Person: Ted Elting Address: _____

Daytime Phone: 217-242-9681 Evening Phone: same

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 or whatever is required.

Names:

8. **INSURANCE**

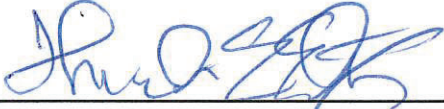
Applicant shall obtain and maintain a general liability insurance policy naming the City of Keokuk as additional insured using form IL7305 so as not to waive Owner's Governmental Immunity when conducting an **event on public property**. For **events** requiring an **alcohol license**, the minimum amount 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 X Certificate of Insurance not required

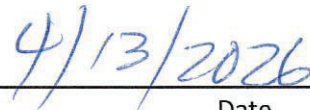
9. **AGREEMENT**

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



Date

DEPARTMENT APPROVALS

The request has been reviewed by the undersigned and recommended for approval with the condition as noted:

POLICE DEPARTMENT

Signature: _____ Date: _____

Recommended Conditions: _____

FIRE DEPARTMENT

Signature: _____ Date: _____

Recommended Conditions: _____

PUBLIC WORKS DEPARTMENT

Signature: _____ Date: _____

Recommended Conditions: _____

OTHER

Signature: _____ Date: _____

Recommended Conditions: _____

CITY ADMINISTRATOR APPROVAL (City Council Approval)

City Administrator Signature Date Approved: _____ Denied: _____

CONDITIONS IMPOSED: _____

Date of City Council Approval (if required): _____



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: Keokuk Cultural & Entertainment District

Name/Event: 20th Annual Back Alley Bandfest

Coordinator: Joyce Glasscock, Shane Etter

Mailing Address: 1026 Main Street, Keokuk, IA 52632

Daytime Phone #: Evening Phone #: 319.520.7723

Email Address: jmggpg@gmail.com

2. EVENT INFORMATION

Type of Event: Outdoor Music Festival

Days/Dates of Event: Friday, May 22, 2026

Time(s) of Event: (Include Set Up/Tear Down Time): 4:30 pm - 9:30 pm

Event Location: In the Cultural & Entertainment District located between 2nd and 7th Streets and Main and Orleans Streets

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 :) **NO PARKING** on North side of High Street from 2nd to 3rd Street
- Temporarily close a street for a block party (specify street :)
- Temporarily install structure in street right-of-way **NO PARKING** on Southwest side of Franklin Street from 3rd Street to 4th Street and ½ block on North 3rd
- Permanently install structure in street right-of-way
- Use of City Park (specify park :) (SW side/Dr. Crenshaw home)
- 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. ITEM S REQUESTED FROM THE CITY OF KEOKUK (\$25 rental fee required per item requested)

- Street barricades
- Emergency "No Parking" Signs
- Other (please specify :)

5. SOUND SYSTEM S

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

Duration of event: 5 hours from set-up to tear-down/music for 3 hours from 6:00 pm-9:00 pm

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? 4

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

removal: Contact Person: Joyce Glasscock / Shane Etter Address: 217 North 13th Street

Daytime Phone: Evening Phone: 319.524.7723

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?

0 Number of Off-Duty Police Officers

Names:

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 Joyce Glasscock Date 04.21.2026

DEPARTMENT APPROVALS

The request has been reviewed by the undersigned and recommended for approval with the condition as noted:

POLICE DEPARTMENT

Signature: _____ Date: _____ Recommended Conditions: _____

FIRE DEPARTMENT

Signature: _____ Date: _____ Recommended Conditions: _____

PUBLIC WORKS DEPARTMENT

Signature: _____ Date: _____ Recommended Conditions: _____

OTHER

Signature: _____ Date: _____ Recommended Conditions: _____

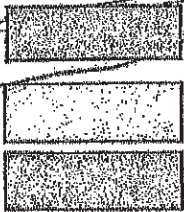
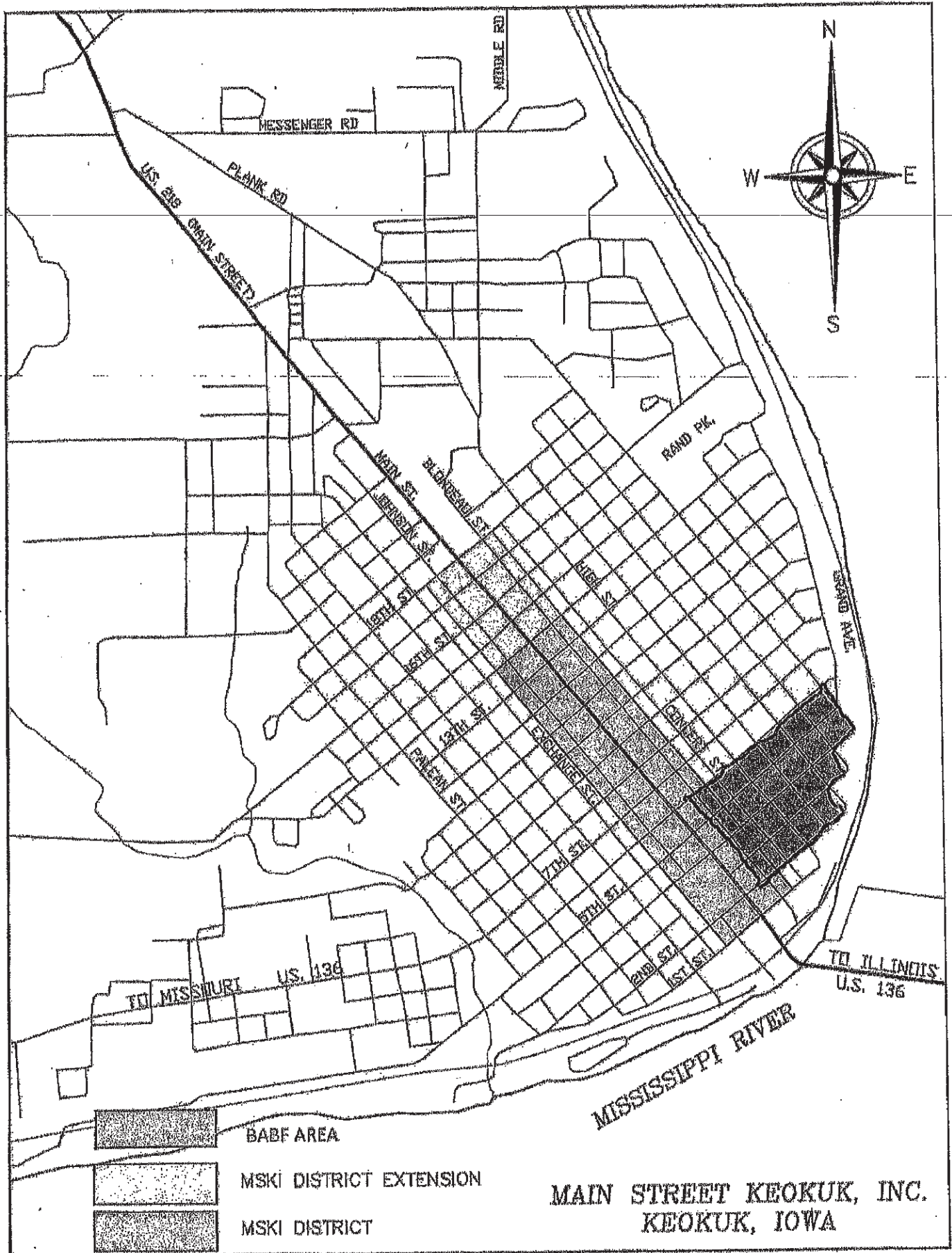
CITY ADMINISTRATOR APPROVAL (City Council Approval)

Approved: _____ Denied: City Administrator Signature Date _____

CONDITIONS IMPOSED: _____

Date of City Council Approval (*if required*): _____

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



BABF AREA
 MSKI DISTRICT EXTENSION
 MSKI DISTRICT

MAIN STREET KEOKUK, INC.
 KEOKUK, IOWA



West Bend Insurance Company
1900 S. 18th Ave. | West Bend, WI 53095

Quote Proposal

Customer Number: 1001042499
Policy Number: C455089 00

Quoted Policy Term: 04/22/2026 to 04/22/2027
Date Quoted: 04/22/2026

Customer Name and Address:
Keokuk Cultural and Entertainment District
217 N-13th St
Keokuk, IA 52632

Agency Name and Address: 14872
INSZONE INSURANCE SRVCS LLC
2721 CITRUS RD STE A
RANCHO CORDOVA, CA 95742
877-308-9663

Thank you for the opportunity to provide a quote.

See below for a summary of premium quoted. Refer to additional pages for more details.

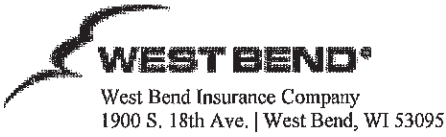
This quote proposal is based on the underwriting and rating information available to date and may contain coverage terms that are different than originally requested. Default values, different limits and different deductibles may have been applied. This quote proposal may be subject to additional rating, pricing, or underwriting considerations, as well as potential loss control survey(s) and subsequent recommendations. Please review the terms of this quote proposal carefully.

These rate levels and this quote proposal are valid for 60 days or until 7 days past the proposed effective date, whichever comes first 04/29/2026

Coverage Part	Premium
Commercial General Liability Coverage	\$847.00
Total Premium:	\$847.00
Total Including Taxes, Fees and Surcharges:	\$847.00

Amy Clunn
Phone: 1-800-236-5010 Extension: 3352 | Fax: 1-800-320-1622
Email: aclunn@wbmi.com

**This quote proposal is not the insurance contract.
Only the actual provisions of the issued policy will apply.**



Quote Proposal

Customer Number: 1001042499
Policy Number: C455089 00

Quoted Policy Term: 04/22/2026 to 04/22/2027
Date Quoted: 04/22/2026

Customer Name and Address:
Keokuk Cultural and Entertainment District
217 N 13th St
Keokuk, IA 52632

Agency Name and Address: 14872
INSZONE INSURANCE SRVCS LLC
2721 CITRUS RD STE A
RANCHO CORDOVA, CA 95742
877-308-9663

This quote is subject to the following and cannot be bound until all requested information is received and reviewed by underwriting for acceptability.

<p>Underwriter Comments:</p> <p>Please provide the following.</p> <ul style="list-style-type: none">- Confirmation that there have been no losses.- Address for the additional insured for City of Keokuk <p>Please note that Medical Payments are excluded on the GL.</p>
--

**This quote proposal is not the insurance contract.
Only the actual provisions of the issued policy will apply.**

NOTICE OF PAYMENT PLAN OPTIONS

West Bend Insurance Company offers several payment plan options. The various payment plans are summarized below.

1. Annual premium of \$125 or more.

a. Semiannual.

- (1) First payment of 50 percent of total premium plus applicable billing fee due at inception.
- (2) Second payment of 50 percent of total premium plus applicable billing fee due in six months.

b. Quarterly.

- (1) First payment of 25 percent of total premium plus applicable billing fee due at inception.
- (2) Second payment of 25 percent of total premium plus applicable billing fee due in three months.
- (3) Third payment of 25 percent of total premium plus applicable billing fee due in six months.
- (4) Fourth payment of 25 percent of total premium plus applicable billing fee due in nine months.

c. Down payment plus nine.

- (1) Down payment of 25 percent of total premium plus applicable billing fee due at inception.
- (2) Remaining nine monthly payments of 8.333 percent of total premium plus applicable billing fee on each invoice.

d. 10 equal payments plus applicable billing fee in each of the first 10 months.

e. 12 equal payments plus applicable billing fee due each month.

2. For more information regarding payment options, visit www.thesilverlining.com.

FEES:

- Billing fees apply to each invoice.
- A \$7.00 per invoice billing fee applies for paper invoices sent via mail.
- A \$4.00 per invoice billing fee applies for paperless invoices.
- A \$1.00 per withdrawal billing fee applies to automatic payments with paperless invoices.
- Items returned by the financial institution as unpaid will generate a \$25.00 fee.
- A \$25.00 reinstatement fee applies to policies that have lapsed for non-payment. The fee applies per policy. If the lapse is the result of an item returned by the financial institution, that fee will be charged in addition to the reinstatement fee.

PLEASE NOTE:

If we receive payment prior to binding coverage, we may process the payment. However, our processing of the payment does not bind coverage. If we do not bind coverage for any reason, we will return the payment.

Any questions you may have about payment plan options or to change a current payment plan, please contact West Bend's Billing Department by email at Billing@wbmi.com or by calling 1-800-236-5002, Monday through Friday between 7:00am and 4:30pm CST.

West Bend pay-as-you-go is an additional payment plan available exclusively for Workers Compensation policies. This payment plan is available for New Business and Renewal only. For questions about this payment plan, please contact your agent.



Binding Instructions

General Information

Customer Name: Keokuk Cultural and Entertainment District
Quote/Policy Number: C455089 Quoted Policy Term: 04/22/2026 to 04/22/2027

Thank you for choosing West Bend Insurance Company, we appreciate your business! To ensure that we process your new business correctly, please help us verify the following information:

Effective Date: _____ Expiration Date: _____

Customer Care Agencies: Please issue this policy through Customer Care: Yes No

Direct Mail: Please mail this policy directly to the insured: Yes No

Payment Plan Options

Please issue with the following Payment Plan Option:
Note – Special Events, Hole-In-One and Games Of Chance must be paid in full at the time of binding.

- Annual Quarterly 10 Equal Payments
- Semi-Annual Down Payment Plus Nine 12 Equal Payments

If a down payment is made via check, it should be made payable to West Bend Insurance Company and sent with your binding instructions to 1900 S 18th Avenue, West Bend, WI 53095.

West Bend pay-as-you-go is an additional payment plan available exclusively for Workers Compensation policies. For questions about this payment plan, please contact your underwriter.

Premiums

Premiums should be issued per line as follows:

General Liability	\$ _____	Crime:	\$ _____
Property:	\$ _____	Commercial Auto:	\$ _____
Work Comp:	\$ _____	Inland Marine:	\$ _____
Umbrella:	\$ _____	Liquor Liability:	\$ _____
EPLI:	\$ _____	Directors and Officers:	\$ _____

Comments:

Loss History:

- Already submitted with the original application materials.
- Have been ordered from the previous carrier and will be forwarded upon receipt.
- Not applicable – no prior loss history available or this is a new business venture.

Note: Binding authority for coverage is subject to the terms, conditions, and limitations set forth in the agent's manual and all applicable state and federal laws and regulations. Agents must exercise binding authority strictly in accordance with company guidelines and regulatory requirements. Binding authority is subject to underwriting approval.

WB 2582 03 26



West Bend Insurance Company
1900 S. 18th Ave. | West Bend, WI 53095

New Business - Quote Proposal

Commercial Lines Policy Declarations

Customer Number: 1001042499
Policy Number: C455089 00

Policy Period: 04/22/2026 to 04/22/2027
at 12:01 AM Standard Time at Your Mailing Address Shown Below

Named Insured and Address:
Keokuk Cultural and Entertainment District
217 N 13th St
Keokuk, IA 52632

Agency Name and Address: 14872
INSZONE INSURANCE SRVCS LLC
2721 CITRUS RD STE A
RANCHO CORDOVA, CA 95742
877-308-9663

Location Schedule

Loc	Address	City	County	State	Zip
1	217 N 13th St	Keokuk	Lee	IA	52632

Commercial Lines Policy Declarations

Customer Number: 1001042499
Policy Number: C455089 00

Policy Period: 04/22/2026 to 04/22/2027
 at 12:01 AM Standard Time at Your Mailing Address Shown Below

Named Insured and Address:
 Keokuk Cultural and Entertainment District
 217 N 13th St
 Keokuk, IA 52632

Agency Name and Address: 14872
 INSZONE INSURANCE SRVCS LLC
 2721 CITRUS RD STE A
 RANCHO CORDOVA, CA 95742
 877-308-9663

Forms Schedule

Number	Edition	Description
IL0017Y	1198	COMMON POLICY CONDITIONS
IL0021	0908	NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT (BROAD FORM)
IL0985	1220	DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT
WB214	0326	MEMBERSHIP AND VOTING NOTICE
WB660	0824	TWO OR MORE COVERAGE FORMS OR POLICIES ISSUED BY US
WB241	0524	WEST BEND INSURANCE COMPANY NAME CHANGE ENDORSEMENT
IL0276Y	0908	IOWA CHANGES - CANCELLATION AND NONRENEWAL

This is not a complete representation of all forms that may be attached to your policy

THIS ENDORSEMENT IS ATTACHED TO AND MADE PART OF YOUR POLICY IN RESPONSE TO THE DISCLOSURE REQUIREMENTS OF THE TERRORISM RISK INSURANCE ACT. THIS ENDORSEMENT DOES NOT GRANT ANY COVERAGE OR CHANGE THE TERMS AND CONDITIONS OF ANY COVERAGE UNDER THE POLICY.

DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT

SCHEDULE

SCHEDULE – PART I	
Terrorism Premium (Certified Acts)	\$
This premium is the total Certified Acts premium attributable to the following Coverage Part(s), Coverage Form(s) and/or Policy(ies):	
If you have previously rejected coverage under this policy for Certified Acts of Terrorism under the Terrorism Risk Insurance Act, Coverage will remain excluded unless you request coverage within 30 days of the policy effective date.	
 Additional information, if any, concerning the terrorism premium:	
SCHEDULE – PART II	
Federal share of terrorism losses	80 %
(Refer to Paragraph B. in this endorsement.)	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Disclosure Of Premium

In accordance with the federal Terrorism Risk Insurance Act, we are required to provide you with a notice disclosing the portion of your premium, if any, attributable to coverage for terrorist acts certified under the Terrorism Risk Insurance Act. The portion of your premium attributable to such coverage is shown in the Schedule of this endorsement or in the policy Declarations.

B. Disclosure Of Federal Participation In Payment Of Terrorism Losses

The United States Government, Department of the Treasury, will pay a share of terrorism losses insured under the federal program. The federal share equals a percentage (as shown in Part II of the Schedule of this endorsement or in the policy Declarations) of that portion of the amount of such insured losses that exceeds the applicable insurer retention. However, if aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year, the Treasury shall not make any payment for any portion of the amount of such losses that exceeds \$100 billion.

C. Cap On Insurer Participation In Payment Of Terrorism Losses

If aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year and we have met our insurer deductible under the Terrorism Risk Insurance Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

TERRORISM RISK INSURANCE ACT REJECTION FORM

Customer Number: 1001042499

Policy Number: C455089

Policy Effective Date: 2026-04-22

Insured Name: Keokuk Cultural and Entertainment District

Agent Name: INSZONE INSURANCE SRVCS LLC

Agent Code: 14872

The disclosure notice required by the Terrorism Risk Insurance Act (the "Act") is attached to your policy as an endorsement. The premium for coverage against certified acts of terrorism as provided for by the Act is shown on the policy declaration pages.

You have the option to reject coverage under the Act. If you choose to reject coverage for certified acts of terrorism, this rejection form must be signed and returned to our office.

This form must be received by us within 30 days after the policy effective date if you desire to reject the coverage. If this form is not received within this time period, coverage against certified acts of terrorism will remain on this policy for the remainder of the policy term and you will be required to pay the applicable premium.

If a location(s) covered by this policy is located in a Standard Fire Protection state*, then the requirements for fire coverage, as to that location, are established by law and you cannot reject coverage for that location for fire losses resulting from an act of terrorism. The premium for fire coverage is shown separately on the policy declarations page. The premium for fire coverage applicable to a location in a Standard Fire Protection state will not be returned to you even if you indicate to us that you wish to reject coverage for certified acts of terrorism.

I understand and agree by signing below, that except for fire coverage on locations in Standard Fire Protection states, I have elected to reject coverage for certified acts of terrorism under the Terrorism Risk Insurance Act.

Policyholder's Signature

Date

If coverage against certified acts of terrorism is rejected, the endorsement removing this coverage will be processed using the policy effective date.

*Standard Fire Protection States:

- Arizona (Commercial Residential Property Coverage)
- Illinois (Property Coverages)
- Iowa (Property Coverages)
- Missouri (Property & Inland Marine Coverages)
- North Carolina (Property Coverages)
- Virginia (Property Coverages)
- Wisconsin (Property & Inland Marine Coverages)

Commercial General Liability Coverage Declarations

Customer Number: 1001042499
Policy Number: C455089 00

Policy Period: 04/22/2026 to 04/22/2027
at 12:01 AM Standard Time at Your Mailing Address Shown Below

Named Insured and Address:
Keokuk Cultural and Entertainment District
217 N 13th St
Keokuk, IA 52632-4412

Agency Name and Address: 14872
INSZONE INSURANCE SRVCS LLC
2721 CITRUS RD STE A
RANCHO CORDOVA, CA 95742
877-308-9663

Insured is a(n) Association

Limits of Insurance

General Aggregate Limit (other than Products/Completed Operations)	\$2,000,000
Products/Completed Operations Aggregate Limit	\$2,000,000
Each Occurrence Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Damage to Premises Rented to You Limit	\$100,000
Medical Expense Limit, Any One Person	Excluded

See attached Forms Schedule for forms and endorsements applicable to this coverage.



Commercial General Liability Classification Schedule

Customer Number: 1001042499
Policy Number: C455089 00

Policy Period: 04/22/2026 to 04/22/2027
at 12:01 AM Standard Time at Your Mailing Address Shown Below

Named Insured and Address:
Keokuk Cultural and Entertainment District
217 N 13th St
Keokuk, IA 52632-4412

Agency Name and Address: 14872
INSZONE INSURANCE SRVCS LLC
2721 CITRUS RD STE A
RANCHO CORDOVA, CA 95742
877-308-9663

Commercial General Liability Classifications

Loc	Class Code	Description	Exposure	Premium Basis	Rate	Premium	Coverage
1	41669	Clubs - civic, service or social - no buildings or premises owned or leased except for office purposes - Other than Not-For-Profit	9	Members	0.810 Included	\$7 Included	Prem/Ops Prod/Co
1	63219	Exhibitions - in buildings - no admission charged - Other than Not-For-Profit	2	Exhibitions	49.795 Included	\$100 Included	Prem/Ops Prod/Co
1	70034	SPECIAL EVENTS-GROUP II-DAILY ATTENDANCE: 0-500	1	Days	292.904 Included	\$293 Included	Prem/Ops Prod/Co
1	70188	SPECIAL EVENTS-GROUP II-DAILY ATTENDANCE 501-1500	1	Days	419.254 Included	\$419 Included	Prem/Ops Prod/Co

Commercial General Liability Endorsements and Miscellaneous Premiums

Customer Number: 1001042499
Policy Number: C455089 00

Policy Period: 04/22/2026 to 04/22/2027
at 12:01 AM Standard Time at Your Mailing Address Shown Below

Named Insured and Address:
Keokuk Cultural and Entertainment District
217 N 13th St
Keokuk, IA 52632-4412

Agency Name and Address: 14872
INSZONE INSURANCE SRVCS LLC
2721 CITRUS RD STE A
RANCHO CORDOVA, CA 95742
877-308-9663

Additional Insureds

Description	Form Number	Premium
Designated Person	CG2026	\$25

Endorsements

Description	Form Number	Premium
-------------	-------------	---------

Miscellaneous Premiums

Description	Form Number	Premium
Terrorism Risk Insurance Act		\$3

Total General Liability Premium: \$847

Commercial General Liability Forms Schedule

Customer Number: 1001042499
Policy Number: C455089 00

Policy Period: 04/22/2026 to 04/22/2027
at 12:01 AM Standard Time at Your Mailing Address Shown Below

Named Insured and Address:
Keokuk Cultural and Entertainment District
217 N 13th St
Keokuk, IA 52632-4412

Agency Name and Address: 14872
INSZONE INSURANCE SRVCS LLC
2721 CITRUS RD STE A
RANCHO CORDOVA, CA 95742
877-308-9663

Forms Schedule

Number	Edition	Description
CG0001	0413	COMMERCIAL GENERAL LIABILITY COVERAGE FORM
CG2002	1185	ADDITIONAL INSURED - CLUB MEMBERS
CG2026	1219	ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION
CG2106	1223	EXCLUSION - ACCESS OR DISCLOSURE OF CONFIDENTIAL OR PERSONAL MATERIAL OR INFORMATION
CG2109	0615	EXCLUSION UNMANNED AIRCRAFT
CG2135	1001	EXCLUSION - COVERAGE C - MEDICAL PAYMENTS
CG2144	0798	LIMITATION OF COVERAGE TO DESIGNATED PREMISES OR PROJECT
CG2147	1207	EMPLOYMENT-RELATED PRACTICES EXCLUSION
CG2170	0115	CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
CG2407	0196	PRODUCTS/COMPLETED OPERATIONS HAZARD REDEFINED (FOR USE WITH CGL AND PRODUCTS POLICIES)
CG2425Y	1204	LIMITED FUNGI OR BACTERIA COVERAGE
CG4028	0922	BROAD ABUSE OR MOLESTATION EXCLUSION
CG4032	0523	EXCLUSION - PERFLUOROALKYL AND POLYFLUOROALKYL SUBSTANCES (PFAS)
CG4035	1223	EXCLUSION - CYBER INCIDENT
WB3109GL	0525	EXCLUSION - DISCRIMINATION

This is not a complete representation of all forms that may be attached to your policy

Commercial General Liability Forms Schedule

Customer Number: 1001042499
Policy Number: C455089 00

Policy Period: 04/22/2026 to 04/22/2027
at 12:01 AM Standard Time at Your Mailing Address Shown Below

Named Insured and Address:
Keokuk Cultural and Entertainment District
217 N 13th St
Keokuk, IA 52632-4412

Agency Name and Address: 14872
INSZONE INSURANCE SRVCS LLC
2721 CITRUS RD STE A
RANCHO CORDOVA, CA 95742
877-308-9663

Forms Schedule

Number	Edition	Description
WB3119GL	0525	TOTAL LIQUOR LIABILITY EXCLUSION
WB3129GL	0225	EXCLUSION - AMUSEMENT RIDES
WB1468GL	0525	EXCLUSION - ASBESTOS OR ASBESTOS PRODUCTS
WB1958GL	0525	EXCLUSION - LEAD LIABILITY
WB1392GL	0525	EXCLUSION - BIOMETRIC IDENTIFIERS OR BIOMETRIC DATA
WB3113	0525	EXCESS PROVISION
WB687GL	0525	EXCLUSION - FIREWORKS
WB39GL	0225	EXCLUSION - HUMAN TRAFFICKING

This is not a complete representation of all forms that may be attached to your policy

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – COVERAGE C – MEDICAL PAYMENTS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Description And Location Of Premises Or Classification:

All Locations and Operations

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

With respect to any premises or classification shown in the Schedule:

1. Section I – Coverage C – Medical Payments does not apply and none of the references to it in the Coverage Part apply; and

2. The following is added to Section I – Supplementary Payments:

- h. Expenses incurred by the insured for first aid administered to others at the time of an accident for "bodily injury" to which this insurance applies.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**LIMITATION OF COVERAGE TO DESIGNATED
PREMISES OR PROJECT**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Premises:
Project: Club Meetings and Events

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

This insurance applies only to "bodily injury", "property damage", "personal and advertising injury" and medical expenses arising out of:

1. The ownership, maintenance or use of the premises shown in the Schedule and operations necessary or incidental to those premises; or
2. The project shown in the Schedule.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRODUCTS/COMPLETED OPERATIONS HAZARD REDEFINED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Description of Premises and Operations:

Food and Beverages

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

With respect to "bodily injury" or "property damage" arising out of "your products" manufactured, sold, handled or distributed:

1. On, from or in connection with the use of any premises described in the Schedule, or
2. In connection with the conduct of any operation described in the Schedule, when conducted by you or on your behalf,

Paragraph a. of the definition of "Products-completed operations hazard" in the DEFINITIONS Section is replaced by the following:

"Products-completed operations hazard":

- a. Includes all "bodily injury" and "property damage" that arises out of "your products" if the "bodily injury" or "property damage" occurs after you have relinquished possession of those products.

LIMITED FUNGI OR BACTERIA COVERAGE

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Fungi and Bacteria Liability	
Each Occurrence Limit	\$50,000
Aggregate Limit	\$100,000

Coverage under this endorsement is subject to the Fungi and Bacteria Each Occurrence and Aggregate Limits shown in the schedule. Our obligation to pay any claim or judgment, or to defend any suit, ends after these limits have been exhausted by payment of judgments or settlements, or after we have offered for settlement our limit of liability.

A. The following exclusion is added to Paragraph 2., Exclusions of Section I – Coverage B – Personal And Advertising Injury Liability:

2. Exclusions

This insurance does not apply to:

- a. "Personal and advertising injury" arising out of a "fungi or bacteria incident".
- b. Any loss, cost or expense arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralizing, remediating or disposing of, or in any way responding to, or assessing the effects of, "fungi" or bacteria, by any insured or by any other person or entity.

B. Coverage provided by this insurance for "bodily injury" or "property damage", arising out of a "fungi or bacteria incident", is subject to the Fungi and Bacteria Liability Each Occurrence and Aggregate Limit as described in Paragraph C. of this endorsement. This provision B. does not apply to any "fungi" or bacteria that are, are on, or are contained in, a good or product intended for bodily consumption.

C. The following are added to Section III – Limits of Insurance:

1. Subject to Paragraphs 2. and 3. of Section III – Limits of Insurance, as applicable, the Fungi and Bacteria Liability Aggregate Limit shown in the Schedule of this endorsement is the most we will pay under Coverage A for all "bodily injury" or "property damage" and Coverage C. for Medical Payments arising out of one or more "fungi or bacteria incidents". This provision C.1. does not apply to any "fungi" or bacteria that are, are on, or are contained in, a good or product intended for bodily consumption.
2. Subject to Paragraph C.1. of this endorsement and Paragraph 5. Of Section III - Limits of Insurance, as applicable, the Fungi and Bacteria Each Occurrence Limit is the most we will pay under Coverage A. for "bodily injury" or "property damage" and Coverage C. for medical payments arising out of a "fungi or bacteria incident". This provision C.2. does not apply to any "fungi" or bacteria that are, are on, or are contained in, a good or product intended for bodily consumption.
3. Paragraph 6., the Damage To Premises Rented To You Limit, and Paragraph 7., the Medical Expense Limit, of Section III - Limits of Insurance continue to apply to "bodily injury" or "property damage" arising out of a "fungi or bacteria incident".

D. The following definitions are added to the **Definitions** Section:

1. "Fungi" means any type or form of fungus, including mold or mildew and any mycotoxins, spores, scents or byproducts produced or released by fungi.
2. "Fungi or bacteria incident" means an incident which would not have occurred, in whole or in part, but for the actual, alleged or threatened inhalation of, ingestion of, contact with, exposure to, existence of, or presence of, any "fungi" or bacteria on or within a building or structure, including its contents, regardless of whether any other cause, event, material or product contributed concurrently or in any sequence to such injury or damage.

SIDEWALK DISPLAY PERMITS 2026-2027

05/07/2026 Council Meeting

Suite Escape Tanning & Boutique
619 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 MAY 7, 2026.

REGISTER NO. 5537

AHLERS & COONEY, P.C.	PROFESSIONAL SERVICES	\$ 2,145.00
ALTORFER INC.	PARTS	\$ 1,658.26
BEARING HEADQUARTERS CO.	MATERIAL/LABOR SLUDGE MIXER	\$ 4,429.36
GATE CITY PUBLISHING	PUBLICATIONS	\$ 1,514.57
JIM BAIER, INC	PARTS	\$ 128.78
RIVER CITY PARTS, INC.	PARTS	\$ 192.95
S. J. SMITH WELDING SUPPLY	PARTS/SUPPLIES	\$ 954.82
MICROBAC LABORATORIES, INC	WPC TEST SAMPLES	\$ 2,886.75
TASKE FORCE, INC.	TEMP HELP	\$ 9,921.45
GALLS, LLC	KEOKUK PD	\$ 56.96
MCFARLAND-SWAN OFFICE CITY	LIBRARY SUPPLIES	\$ 773.84
ALLIANT	SERVICE	\$ 46,641.43
THE CARDBOARD BOX	UPS CHARGES WWTP	\$ 127.31
ENVIRONMENT RESOURCE ASSOCIATE	LAB SUPPLIES-WPC	\$ 806.49
HACH COMPANY	WPC LAB SUPPLIES	\$ 4,323.30
CENTURY LINK	SERVICE	\$ 278.21
GREAT RIVER REGIONAL WASTE	SERVICE	\$ 21,090.08
LEE COUNTY RECORDER/REGISTRAR	FILING FEE	\$ 22.00
TRUCK REPAIR, INC	PARTS FIRE DEPT.	\$ 161.40
DEMCO, INC	SUPPLIES KEOKUK PUBLIC LIBRARY	\$ 1,289.61
SHOEMAKER & HAALAND	PROFESSIONAL SERVICES	\$ 2,942.70
ELECTRIC PUMP	TRIP,SERV.TECH,CALIB.REPORT	\$ 1,636.00
DIAMOND CONSTRUCTION COMPANY	COLD PATCH	\$ 3,321.95
SOUTHEASTERN COMMUNITY COLLEGE	SAFETY TRAINING CLASSES	\$ 1,790.00
GOODYEAR AUTO SERVICE CENTER	TIRES	\$ 150.14
GABE ROSE	REIMBURSEMENT TRAVEL EXPENSES	\$ 88.51
VEENSTRA & KIMM, INC.	ENG.SERV.LTCP&EPA COMPLIANCE	\$ 6,600.00
HY-VEE, INC.	SUPPLIES	\$ 727.74
SHOTTENKIRK, INC	PARTS POLICE DEPT.	\$ 184.65
R.L. HOENER COMPANY	SERVICE @ AIRPORT	\$ 558.64
TRI-STATE WINDOW & POOL, INC	CHLORINE SHOCK 4GAL WWTP	\$ 240.00
SEIRPC	EPA BROWNFIELD CLEANUP ELKEM	\$ 19,785.00
PER MAR SECURITY SERVICES	SERVICE	\$ 109.52
NORTH CENTRAL LABORATORIES	LAB SUPPLIES WRRF	\$ 505.46
NIEMANN FOODS, INC./ACE	PARTS/SUPPLIES	\$ 346.57
CHEMSEARCH	SUPPLIES WWTP	\$ 235.95
U.S. CELLULAR	SERVICE	\$ 580.36
INGRAM LIBRARY SERVICES	BOOKS KEOKUK PUBLIC LIBRARY	\$ 587.08
FASTENAL COMPANY	PARTS/SUPPLIES STREET DEPT.	\$ 2.68
KEOKUK COMMUNITY SCHOOL	FRANCHISE FEE REBATE	\$ 1,377.77

REGISTER NO. 5538

AT&T MOBILITY	SERVICE	\$	730.04
AUTOZONE	PARTS	\$	721.97
FERGUSON ENTERPRISES LLC #1657	CREDIT ON ACCOUNT	\$	(470.20)
KEOKUK FARM & HOME SUPPLY	SUPPLIES	\$	2,428.47
PETE BENSON	TOOL ALLOWANCE FY2025-2026	\$	112.02
WISS & WISS EQUIPMENT INC.	PARTS BRIDGE DEPT.	\$	80.60
PETROLEUM MARKETERS MANAGEMENT	ADD'L INS AIRPORT FUEL TANKS	\$	50.00
MENARD INC.	PARTS/SUPPLIES-AIRPORT	\$	473.90
DISCOUNT TIRE & SERVICE	TIRES POLICE DEPT.	\$	1,260.00
STANARD & ASSOCIATES, INC.	ENTRY LEVEL TEST KPD	\$	68.00
WM. J. KRAUS & SON, INC.	SERVICE CHG, LABOR & MATERIAL	\$	1,000.00
SCHIMBERG CO.	PARTS/SUPPLIES SEWER DEPT.	\$	1,034.04
STANLEY CONSULTANTS INC.	PROFESSIONAL SERVICES WPC	\$	5,359.50
MEDIACOM	SERVICE	\$	1,065.54
ELECTRONIC ENGINEERING	KEOKUK FIRE DEPT.	\$	772.11
LCL FARMS INC.	2026 BIO SOLID SPREAD APR.2026	\$	6,695.00
GRAINGER	PARTS/SUPPLIES WWTP	\$	301.09
HILL'S PET NUTRITION SALES, INC	ANIMAL CONTROL SUPPLIES	\$	60.64
STACEY J. HAWKINS	RAND PARK REMOVE MAPLE TREE	\$	300.00
ARNOLD REFRIGERATION, INC.	MATERIAL/LABOR WPC	\$	4,163.00
ZETH BAUM	REIMB. TRAVEL EXPENSES KPD	\$	21.73
BRITE-WAY WINDOW SERVICE	WINDOW CLEANING CITY HALL/LIBRARY	\$	270.00
SOUTHEAST IOWA REGIONAL	SEIBUS TRANSPORT. JAN-MARCH 2026	\$	2,125.00
LEWIS EXCAVATING & SEPTIC, INC.	REPAIR SEWR 521 BLVD.	\$	1,500.00
CARD SERVICES	SERVICE FEE 12 MONTHS LIBRARY	\$	1,903.47
MIDWAY FREIGHTLINER, INC. QUINCY	EXPRESS ASSESS. DIAGNOSTIC KFD	\$	11,621.83
WEST CENTRAL FS INC.	BULK FUEL	\$	31,523.63
KLINGNER & ASSOCIATES, P.C.	PROFESSIONAL SERVICES	\$	4,081.16
INTERSTATE BATTERIES OF	BATTERIES CEMETERY & ST. DEPT.	\$	437.85
VERIZON WIRELESS	SERVICE	\$	622.55
ASKEW SCIENTIFIC CONSULTING	PROF. SERVICES WWTP HRS/MILES	\$	6,600.00
IDEXX DISTRIBUTION, INC.	LAB SUPPLIES WPC	\$	289.65
RNJ'S DISTRIBUTION INC.	WATER + FUEL SURCHARGE BRIDGE	\$	88.00
OVERDRIVE, INC.	SUPPLIES KEOKUK LIBRARY	\$	2,480.54
LIBERTY UTILITY IOWA	SERVICE	\$	10,360.03
INTERSTATE BILLING SERVICE, INC	STRAP-DOOR CHECK (2) SANITATION	\$	264.40
LYNCH DALLAS, PC.	PROFESSIONAL SERVICE	\$	155.00
ARMSTRONG TRACTOR LLC	PARTS/SUPPLIES CEMETERY DEPT.	\$	215.78
RICOH USA, INC.	KEOKUK PUBLIC LIBRARY	\$	51.78
TSS	SERVICE	\$	135.00
COMMERCIAL CONTRACTING	CONTRACT WORK	\$	662.50
ICONNECTYOU	SERVICE	\$	410.76
FP MAILING SOLUTIONS	KEOKUK PUBLIC LIBRARY	\$	215.64

REGISTER NO. 5539

ED LOVE	REIMB.SUPPLIES ACE FOR KFD	\$	109.37
JOHNSON CONTROLS FIRE	GRAND THEATRE MAR26-FEB2027	\$	564.63
STEVEN R LONG	CITY HALL JANITORIAL SERVICE	\$	900.00
IOWA ONE CALL	SERVICE SEWER DEPT.	\$	484.10
ASCENT AVIATION GROUP INC	AVIATION GAS @ AIRPORT	\$	26,821.19
SHARED IT INC	IT SERVICES KEOKUK FIRE DEPT.	\$	47.50
TRI-STATE HEATING & ELECTRIC	NUISANCE MOWINGS	\$	1,860.00
VERTICAL COMMUNICATIONS INC.	SERVICE	\$	49.02
SCOTT'S ULTRA CLEAN LLC	MAY2026 JANITOR SERVICE @ LIB.	\$	1,375.00
ILLINOIS LIBRARY ASSOCIATION	SUPPLIES KEOKUK PUBLIC LIBRARY	\$	488.65
HENNIGES AUTOMOTIVE, INC	FRANCHISE FEE REBATE	\$	9,047.01
BENJAMIN SPARROW	GRAND THEATER JANITORIAL	\$	325.00
ELITE LAWN AND LANDSCAPE LLC	NUISANCE CLEANUPS	\$	1,560.00
ACCESS SYSTEMS LEASING	KEOKUK PUBLIC LIBRARY	\$	246.64
HEY BRUCE INC.	SPRAY @ AIRPORT	\$	3,850.00
JONES CONTRACTING CORP.	KEOKUK RIVERFRONT TRAIL	\$	1,457.50
CENGAGE LEARNING INC./GALE	KEOKUK PUBLIC LIBRARY	\$	94.22
EOCENE ENVIRONMENTAL GROUP, INC	BROWNFIELD ELKEM SITE	\$	103,806.49
MCCLOUD SERVICES	GENERAL PEST CONTROL SEIDC	\$	130.06
BOLTON & MENK, INC.	PROFESSIONAL SERVICES	\$	32,049.00
LEE COUNTY FLORAL LLC	CRAFT & CHAT KEOKUK LIBRARY	\$	320.00
MICHELLE MORTIMER	GRAND THEATRE MANAGER FEE	\$	400.00
POINTE COMMERCIAL	KEOKUK PUBLIC LIBRARY	\$	14.90
NOLAN RIDDLE	REIMB.TRAVEL EXPENSES KPD	\$	54.99
VIKING AGGREGATES, INC.	WASHED CHIPS & FILL SAND	\$	3,197.39
ACCESS SYSTEMS LEASING	COPIER AGREEMENT KEOKUK POLICE	\$	273.71
SOUTHEAST IOWA REGIONAL	SERVICE KFD	\$	703.72
GAUGETEC, LLC	BACKFLOW TEST KIT - POOL	\$	129.38
IMON COMMUNICATIONS, LLC	SERVICE	\$	1,049.68
		\$	434,824.46



COUNCIL ACTION FORM

Date: May 7, 2025

Presented By: Ferneau

Subject: Railroad Bridge Options Agenda Item: 7 & 8

Description:

Included in your packet is both a Resolution Approving an MOU with the Railroad as well as an Ordinance implementing an immediate rate change effective July 1, 2026. The MOU is the result of discussions that have occurred for a little over two years, and is an agreement for the railroad to participate in seeking federal grant funds at their cost, an estimated \$100,000 in design and professional services fees, and an additional 5% of project costs, estimated to be about \$7,000,000. The agreement also includes a stair-step increase in rates over the next 5 years with CPI level increases annually afterwards. The terms reflect a strong willingness from the railroad to partner with the City. The limitation on the ability to perform rate increases in the future, though, is a sticking point. They are willing to add a reopener clause on the rates if operating costs can be documented to have varied significantly from a CPI factor. The ordinance, on the other hand, is written to put in place an approximate 75% rate increase immediately, eliminate the minimum annual charge that we have never enforced, and keeps the flexibility of altering rates in the future in our hands. The negative on this side is that the railroad will not be partnering with us on a project, both financially and in the grant writing phase, and we are significantly less likely to get a grant application approved. Both alternatives have considerations in favor of them, and against them.

One of the items that I have had to review in this process is what our true operating cost is for the bridge itself. The bridge requires about 1700 labor hours annually to operate. We currently fund 2 and 1/3 positions here, using the personnel to perform mowing, snow removal, and other related tasks around the community otherwise. We have also funded the purchase and operation of the building at 212 Des Moines Street out of this fund, not truly a Bridge cost. We have spent \$67,000 on Taske Force in this area, which is really a Park expense also. And we continue to buy park supplies and equipment every year out of this fund. If all of these costs are stripped out, we would need to see our rates increase from \$37/car to about \$55/car to just cover normal operating costs. Our rates need to be higher than that, though, to cover more significant projects that occur in this area from time to time.

Given our actual costs, I can see making either the MOU route or the pure Ordinance rate change route work. It's more of a philosophical question on how much the Council desires to partner with the railroad under the terms they are requiring.

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 MEMORANDUM OF UNDERSTANDING WITH KEOKUK JUNCTION RAILWAY CO. LLC FOR CAPITAL IMPROVEMENT PROJECT AS WELL AS ONGOING MAINTENANCE AND OPERATIONS TERMS

WHEREAS, the City Council of the City of Keokuk is desiring of maintaining the railroad bridge in satisfactory condition to meet long term operational needs; and

WHEREAS, there are several mechanical concerns related to the long-term performance of the bridge that have been identified as being necessary, including mechanical repairs to the swing span of the bridge; and

WHEREAS, the Keokuk Junction Railway Co. LLC recognizes that participating in an improvement project is beneficial to both parties and are willing to help write a grant application, perform ancillary preliminary engineering activities, and participate in providing a local match towards the grant project; and

WHEREAS, the City Council of the City of Keokuk recognizes the benefits of having a grant partner who can provide invaluable assistance in getting a grant application approved; and

WHEREAS, both parties recognize that the per rail car rate structure needs to be at a level that covers the ongoing operational, maintenance, and capital needs of the structure and appurtenances while also being reasonable to the operational costs of the Keokuk Junction Railway Co. LLC and its customers; and

WHEREAS, the attached Memorandum of Understanding reflects the mutual understanding and commitments of the Keokuk Junction Railway Co. LLC and the City of Keokuk.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that the attached Memorandum of Understanding between the Keokuk Junction Railway Co. LLC and the City of Keokuk is hereby approved, the Mayor is authorized to sign it and any necessary documents for the processing of a Consolidated Rail Infrastructure and Safety Improvement Program (CRISI) grant application.

PASSED, APPROVED, AND ADOPTED this 7th day of May 2027.

Mayor – Mark Smidt

ATTEST:

City Clerk, Celeste Anfaoui

MEMORANDUM OF UNDERSTANDING

BUSINESS CONFIDENTIAL

By and Between

KEOKUK JUNCTION RAILWAY CO. LLC

AND

CITY OF KEOKUK

April __, 2026

Parties: Keokuk Junction Railway Co. LLC
10752 Deerwood Park Blvd., Suite 300
Jacksonville, Florida 32256
Attn: Legal Department

and

City of Keokuk
Keokuk City Hall
501 Main Street
Keokuk, IA 52632
Attn: _____

This Memorandum of Understanding (this “**MOU**”), effective as of the date first appearing above (the “**Effective Date**”), is by and among each of the parties listed above.

BACKGROUND

The City of Keokuk (the “**City**”) and Keokuk Junction Railway Co. LLC (“**KJRY**” and together with the City the “**Parties**”) intend to work in partnership to submit an application (the “**Application**”) to the Federal Railroad Administration (the “**FRA**”) for a Consolidated Rail Infrastructure and Safety Improvements Program (“**CRISI**”) grant, upon the Notice of Funding (NOFO) release by the FRA for the 2025 fiscal year CRISI grant cycle. The Application will request funding for the rehabilitation of the Keokuk Mississippi Bridge (the “**Project**”).

This MOU is intended as an outline only, and it does not summarize or contain all the terms and conditions that will be contained in potential, future definitive agreements. Except as expressly provided herein, this MOU is NOT intended as an enforceable contract between the Parties. Rather, it presents the intention of the Parties to perform due diligence required to potentially negotiate and execute definitive agreements in form and substance satisfactory to each Party.

ARTICLE I
KJRY’s Obligations

A. KJRY’s Grant Responsibilities.

The Parties intend for KJRY to be designated as a subgrantee of the proposed grant and to lead the Application process, including without limitation, the development of the scope of work that would be subject to the grant and the Application drafting process. The Parties intend that KJRY engage at its own cost grant development and support services necessary for the preparation of the Application. In addition to the foregoing, it is anticipated that KJRY will provide funding for preliminary engineering work and costs related to the Project’s compliance with the National Environmental Policy Act (NEPA) necessary for the advancement of the Application and eventual proposed Project (“**Application Preliminary Expenses**”). It is the Parties understanding that KJRY intends to pay for documented Application Preliminary Expenses up to \$100,000.00.

In the event that the City is awarded a CRISI grant, it is KJRY’s intention to contribute up to five percent (5%) of the estimated Project costs (“**KJRY Contribution**”) detailed in **Exhibit A**, attached hereto and incorporated herein. **KJRY Ongoing Operational Obligations.**

KJRY intends to continue paying a bridge crossing fee of \$37 per railcar (“**Bridge Fee**”) through 2026 with escalators starting in 2027 as outlined in Table A below with a CPI escalator thereafter.

	Current	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	
Rate	37.00	45.00	49.50	54.45	59.90	65.88	67.86	
% increase		22%	10%	10%	10%	10%	3%	
							62%	Total increase over 6 years

ARTICLE II
City’s Obligations

A. City’s Grant Responsibilities.

It is the intent of the Parties for the City, if the City has not already done so, to register with the U.S. government through its System for Award Management platform located online at SAM.gov as well as with Grant Solutions for the purpose of applying for the CRISI grant and managing the grant process. It is understood by the Parties that the City will be the Applicant for the proposed CRISI grant with KJRY to be designated as a subgrantee if the grant is awarded.

In the event that the City is awarded a CRISI grant, it is expected that the City will be responsible for twenty to twenty-five percent (20%-25%) of the Project’s total costs.

B. City Ongoing Operations.

It is the intention of the Parties that the City maintain ownership and control of the bridge and its operations and maintenance obligations. It is the understanding of the Parties that in exchange for the Application Preliminary Expenses and the KJRY Contribution, the City will take all action necessary to repeal that portion Ordinance No. 1960 of the City of Keokuk Code of Ordinance requiring a minimum annual toll charge.

It is the Parties intent that once the Parties enter into one or more definitive agreements with regard to the items contained herein, the City will thereafter begin invoicing KJRY on a quarterly basis for those railcars that crossed the Keokuk Municipal Bridge and are subject to a per railcar toll or fee pursuant to Ordinance No. 1960.

ARTICLE III **Miscellaneous Terms**

- A. **Term.** This MOU shall be effective as of the Effective Date and continue for a term of two (2) years or until superseded by written contracts, or this MOU is otherwise terminated by the mutual written agreement of the parties (the “**MOU End Date**”).
- B. **Confidentiality.** Unless otherwise agreed to by the parties or required by law, order of a court of competent jurisdiction or the rules and regulations of any governmental authority, each party hereto agrees that the terms of this MOU, or any information or documentation related to the negotiations of this MOU or the resulting final agreements, are strictly confidential and should not be disclosed in whole or in part to any party other than each party’s legal counsel, financial consultants and/or other advisors (i) who need to know such information in connection with the transactions contemplated hereby, (ii) who are informed by the relevant party of the confidential nature of such information, and (iii) who agree to be bound by the terms of this confidentiality provision.
- C. **Governing Law.** All activities that take place pursuant to this MOU must comply with all applicable local, state and federal ordinances, statutes, laws and regulations. This MOU shall be governed by the laws of the State of Iowa.
- D. **Counterparts.** This MOU may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. A signed copy of this MOU delivered by facsimile, email, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this MOU.
- E. **Notice.** All notices to be given under this MOU shall be delivered to the persons at the addresses first listed above and as may be designated by such parties in writing to all other parties.
- F. **Amendments.** This MOU may be amended if agreed to in writing by all signatories. Any such amendment will be effective as of the date that a copy signed by all of the signatories is delivered to all parties.

- G. Binding Provisions. Notwithstanding the foregoing, the provisions under the heading Miscellaneous Terms are intended to be binding upon the Parties, effective and enforceable upon execution of this MOU.
- H. Legal Fees. Whether or not definitive agreements are consummated, each Party will pay all their respective accounting, legal and other fees, costs, and expenses related to matters addressed by this MOU.

[Signatures on the following page.]

IN WITNESS WHEREOF, the Parties have caused this Memorandum of Understanding to be executed on the day and year first above written.

KEOKUK JUNCTION RAILWAY CO. LLC

Bradley S. Gordon, Chief Legal Officer

Date

CITY OF KEOKUK

[Name, Title]

Date

Exhibit A

Keokuk Bridge Revitalization Project Cost Estimate

Keokuk Mississippi River Bridge Revitalization Project



OPINION OF PROBABLE COST

ITEM	QUANT.	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
Bridgework					
1	1	LS	Mobilization (5%)	\$235,000	\$235,000
2	1	LS	Abutment 2 Concrete Repairs	\$95,000	\$95,000
3	-	EA	Pier Modifications	\$190,000	\$0
4	1	LS	Replace Ships Ladder/Stairs on Span 1	\$125,000	\$125,000
5	760	LF	Walkway w/ Handrail (Both sides)	\$850	\$646,000
6	1	LS	Floorbeam Repairs	\$475,000	\$475,000
7	1	LS	Mechanical Repairs to Swing Span	\$3,215,500	\$3,215,500
8	1	LS	EPSC & Containment	\$55,000	\$55,000
9	1	LS	Staging	\$78,500	\$78,500
Bridgework Sub-Total					\$4,925,000
Other Expenses					
10	1	LS	Administration	\$60,000	\$60,000
11	1	LS	Environmental	\$30,000	\$30,000
12	1	LS	Design	\$195,000	\$195,000
13	1	LS	Construction Support	\$90,000	\$90,000
Other Expenses Sub-Total					\$375,000

				TOTAL ITEMS 1 - 13	\$5,300,000
				CONTINGENCY	30% \$1,600,000
				PROJECT BUDGET	\$6,900,000

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: Sixty-five 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 - WALKER - MAHONEY – MATLICK – DADE – ANDREWS –
VANBERKUM – BRYANT – GREENWALD –

AYES –

NAYS –

ABSENT –



COUNCIL ACTION FORM

Date: May 7, 2026

Presented By: B. Carroll, PWD

Subject: Inspection of Five City Owned Bridges Agenda Item: 9

Description:

The City of Keokuk is due to complete the bi-annual inspection of five city owned bridges, which include the following locations: Soap Creek at 10th Street, Princes Creek at River Road, Soap Creek at Hilton Road (arch culvert), Princes Creek at Middle Road and Twin Rivers Drive at the railroad overpass. The National Bridge Inspection Standards require inspections be performed every twenty four months. A quote has been received by Kirkham Michael Engineering Services to inspect the five bridges. Kirkham Michael has performed the bridge inspection services for the City of Keokuk since 2012.

In consideration of the services, work, equipment, supplies, or materials provided herein, the City agrees to pay the engineer the following fees, plus approximately \$200 for travel expenses:

A. Bridge Inspection and Documentation Services:

Lump sum fee of \$400 per bridge (total \$2,000.00).

B. Bridge Load Rating Services at attached Hourly Rates, Not-to-Exceed \$1000 without additional authorization.

C. Channel Cross-Section Data Collection at attached Hourly Rates, Not-to-Exceed \$1000 without additional authorization.

D. Bridge Records at attached Hourly Rates, Not-to-Exceed \$1000 without additional authorization.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 110-211-6499 Title: Service Roadway Maintenance

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Road Use Tax

Departments:

Street Department

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

RESOLUTION NO.

**A RESOLUTION AUTHORIZING AN AGREEMENT WITH KIRKHAM
MICHAEL ENGINEERING SERVICES FOR FIVE BRIDGE INSPECTIONS**

WHEREAS the National Bridge Inspection Standards requires an inspection of bridges every two years; and

WHEREAS the City of Keokuk has five bridges, which include Soap Creek at 10th Street, Prices Creek at River Road, Soap Creek at Hilton Road (arch culvert), Prices Creek at Middle Road and Twin Rivers Drive at the railroad overpass that need to be inspected bi-annually; and

WHEREAS Kirkham Michael Engineering Services has submitted a quote in the amount of \$5,000 plus expenses of \$200 for travel expenses to perform said inspection.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that the mayor be authorized to sign an agreement with Kirkham Michael Engineering Services to complete the bi-annual inspection of five bridges in the City of Keokuk as required by the National Bridge Inspection Standards.

Passed & Approved this 7th day of May 2026.

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: May 7, 2026

Presented By: Brian Carroll, PWD

Subject: George M. Verity Riverboat Museum Rates 2026 Agenda Item: 10

Description:

Staff is recommending to set the 2026 rates for the George M. Verity Riverboat Museum.

The following rates shall be set for the 2026 season:

- Children up to age 18 - \$3.00
- Seniors age 55 & above - \$4.00
- Adults age 19 - 54 - \$5.00

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

George M. Verity Riverboat Museum

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

RESOLUTION NO.

**A RESOLUTION SETTING GEORGE M. VERITY MUSEUM RATES FOR THE
2026 SEASON**

WHEREAS staff is recommending rates for the George M. Verity Riverboat Museum be set for the 2026 season; and

WHEREAS the cost for children up to the age 18 be set at \$3.00, senior citizens age 55 and above be set at \$4.00, and adults age 19 -54 be set at \$5.00 per visit.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA, that the rates be set for the George M. Verity Riverboat Museum for the 2026 season.

Passed & Approved this 7th day of May 2026.

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: April 27, 2026

Presented By: Broomhall

Subject: Resolution designating city attorney and/or City Clerk to sign 90 day right of redemption notice Agenda Item: 11

Description:

The City has been assigned Certificates of Purchase for the following vacant, abandoned properties: 1016 Blondeau Street, 129 North 7th Street, 718 Concert Street

These parcels are adjacent to existing City-owned properties or have been identified as potential sites for future veteran housing development.

As part of the tax sale process under Iowa law, the City must complete the issuance of a 90-day Notice of Right of Redemption to all interested parties. This notice is a required step prior to obtaining tax deeds for the properties. City Attorney, Jim Dennis, has prepared the necessary notices and has advised that Iowa Code Section 447.9 requires that such notices be signed by a city officer who has been formally designated by resolution of the City Council. To comply with this requirement and allow the process to move forward, staff recommends that the City Council adopt a resolution designating a the city attorney and/or city clerk to execute the Notices of Right of Redemption on behalf of the City.

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 DESIGNATING THE CITY ATTORNEY AND/OR CITY CLERK AS THE CITY OFFICER AUTHORIZED TO SIGN NOTICES OF EXPIRATION OF RIGHT OF REDEMPTION PURSUANT TO IOWA CODE SECTION 447.9

WHEREAS, the City of Keokuk, Iowa, may acquire tax sale certificates on parcels within the city pursuant to Iowa law; and

WHEREAS, Iowa Code Section 447.9 requires that a notice of expiration of the right of redemption be signed by a city officer designated by resolution of the City Council; and

WHEREAS, the City Council finds it necessary and appropriate to designate an officer to carry out such duties on behalf of the City;

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

Section 1. The City Attorney and/or City Clerk of the City of Keokuk is hereby designated as the city officer authorized to sign and execute notices of expiration of right of redemption pursuant to Iowa Code Section 447.9.

Section 2. The City Attorney and/or City Clerk is hereby authorized to prepare, execute, and cause service of such notices in the manner required by Iowa Code Chapter 447, including service by certified mail, regular mail, and publication when required.

Section 3. The City Attorney and/or City Clerk is further authorized to execute affidavits of service and to take all actions necessary to complete the tax sale redemption process in compliance with Iowa law.

Section 4. All prior resolutions or parts thereof in conflict herewith are hereby repealed.

Passed & Approved this 7th day of May.

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



COUNCIL ACTION FORM

Date: May 7, 2026

Presented By: Brian Carroll, PWD

Subject: Bel Air Street Reconstruction Agenda Item: 12

Description:

Bids were received on April 28, 2026 for the Bel Air Street Reconstruction Project. The project will reconstruct Bel Air Street to Park Lane and Park Lane to North 17th Street including sanitary sewer on Bel Air Street and storm intakes along Park Lane.

Two bids were received by Keokuk Contractors Inc., and Jones Contracting Corp. The low bid was submitted by Jones Contracting Corp of West Point, IA in the amount of \$1,280,777

Staff recommends that Jones Contracting Corp be awarded the construction contract for the Bel Air Street Reconstruction Project.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 301-755-6761 Title: CAP IMPROVEMENT STREET PROGRAM

Amount Budgeted: \$3,500,000

Actual Cost: \$1,280,777

Under/Over: _____

Funding Sources:

Departments:

301 CAPTIAL PROJECTS

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

RESOLUTION NO.

**A RESOLUTION AWARDED CONTRACT FOR
BEL AIR STREET RECONSTRUCTION**

WHEREAS two bids were received on Tuesday, April 28 for the Bel Air Street Reconstruction Project; and

WHEREAS the project will consist of reconstructing Bel Air Street to Park Lane and Park Lane to North 17th Street; and

WHEREAS the low bid was submitted by Jones Contracting Corp of West Point, IA in the amount of \$1,280,777; and

WHEREAS the project engineer, Bolton & Menk, approve and recommend Jones Contracting Corp for the project.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that Jones Contracting Corp of West Point, IA be awarded the contract for the Bel Air Street Reconstruction Project in the amount of \$1,280,777.

Passed & Approved this 7th day of May 2026.

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



Real People. Real Solutions.

401 1st Street SE, Suite 201
Cedar Rapids, Iowa 52401
(319) 362-3219
Bolton-Menk.com

April 29, 2026

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

RE: Recommendation of Award
Bel-Air Street Reconstruction
BMI Project No.: 25X.141032.000

Dear Mr. Carroll,

At 2:00 p.m. local time on April 26, 2026, bids were received for the Bel-Air Street Reconstruction project. The Engineer's Opinion of Probable Cost for the Base Bid of the project was \$1,164,335.00. Two (2) bids were received, all bidders were responsive, and bids are summarized as follows:

Bidder	City	Base Bid	Total
Jones Contracting Corp	West Point, IA	\$1,280,777.00	\$1,280,777.00
Keokuk Contractors, Inc.	Keokuk, IA	\$1,288,942.25	\$1,288,942.25

The bid received from Jones Contracting Corp, for the base bid was 10% above the Engineer's Opinion of Probable Cost for the project and was determined to be the lowest responsive, responsible bidder. Bolton & Menk, Inc. has reviewed the bid documents submitted and checked references for this bidder and was satisfied with responses given.

Therefore, Bolton & Menk, Inc. recommends award of the Bel-Air Street Reconstruction Project to Jones Contracting Corp., of West Point, Iowa, for the total amount of \$1,280,777.00 (One Million, Two Hundred Eighty Thousand, Seven Hundred Seventy-Seven 00/100 Dollars), for the Base Bid.

The bid tabulation is attached for your use. Feel free to contact me should there be any questions related to this project.

Sincerely,

David Millmeyer, P.E.
Project Manager

Attachment: Bid Tabulation

Keokuk, Iowa
Bel-Air Street Reconstruction



TABULATION OF BIDS
Bid Letting Date: Tuesday, April 28, 2026 at 2:00 P.M.

Real People. Real Solutions.

401 1st St SE
Suite 201
Cedar Rapids, IA 52401

Ph: (319) 362-3219
Bolton-Menk.com

Line No.	Item Code	Description	Unit	Quantity	Engineer's Opinion of Probable Cost		Apparent Low Bidder		Keokuk Contractors, Inc. Keokuk, Iowa	
					Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	2010-C	CLEARING AND GRUBBING	LS	1	\$ 7,500.00	\$ 7,500.00	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00
2	2010-D-1	TOPSOIL, ON-SITE	CY	840	\$ 29.00	\$ 24,360.00	\$ 30.00	\$ 25,200.00	\$ 31.20	\$ 26,208.00
3	2010-E	EXCAVATION, CLASS 10	CY	640	\$ 13.00	\$ 8,320.00	\$ 22.00	\$ 14,080.00	\$ 21.60	\$ 13,824.00
4	2010-G	SUBGRADE PREPARATION	SY	8,445	\$ 2.50	\$ 21,112.50	\$ 2.20	\$ 18,579.00	\$ 2.20	\$ 18,579.00
5	2010-I	SUBGRADE TREATMENT, GEOGRID	SY	8,445	\$ 1.50	\$ 12,667.50	\$ 1.00	\$ 8,445.00	\$ 1.20	\$ 10,134.00
6	2010-J	SUBBASE, MODIFIED, 6 INCHES	SY	8,445	\$ 8.00	\$ 67,560.00	\$ 8.25	\$ 69,671.25	\$ 7.70	\$ 65,026.50
7	4010-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 INCH	LF	1,190	\$ 78.00	\$ 92,820.00	\$ 115.50	\$ 137,445.00	\$ 105.90	\$ 126,021.00
8	4010-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 6 INCH	LF	132	\$ 62.00	\$ 8,184.00	\$ 179.30	\$ 23,667.60	\$ 170.50	\$ 22,506.00
9	4010-E	SANITARY SEWER SERVICE STUB, PVC, 4 INCH	EA	17	\$ 90.00	\$ 1,530.00	\$ 352.00	\$ 5,984.00	\$ 325.00	\$ 5,543.00
10	4010-H	REMOVAL OF SANITARY SEWER, PVC, 8 INCH	LF	1,189	\$ 22.00	\$ 26,158.00	\$ 21.00	\$ 24,969.00	\$ 21.00	\$ 24,969.00
11	4010-H	REMOVAL OF SANITARY SEWER, PVC, 6 INCH	LF	132	\$ 18.00	\$ 2,376.00	\$ 21.00	\$ 2,772.00	\$ 27.50	\$ 3,630.00
12	4010-H	REMOVAL OF SANITARY SEWER, PVC, 4 INCH	LF	29	\$ 10.00	\$ 290.00	\$ 42.00	\$ 1,218.00	\$ 74.50	\$ 2,160.50
13	4010-I	SANITARY SEWER CLEANOUT, 4 INCH	EA	1	\$ 550.00	\$ 550.00	\$ 1,100.00	\$ 1,100.00	\$ 2,000.00	\$ 2,000.00
14	4020-999-A	REMOVE AND REPLACE TILE OUTLET	EA	5	\$ 500.00	\$ 2,500.00	\$ 1,386.00	\$ 6,930.00	\$ 1,460.00	\$ 7,300.00
15	4040-A	SUBDRAIN CASE B TYPE 1, PVC, 6 INCH	LF	4,141	\$ 12.00	\$ 49,692.00	\$ 12.10	\$ 50,106.10	\$ 11.25	\$ 46,586.25
16	4040-C-1	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH	EA	10	\$ 650.00	\$ 6,500.00	\$ 990.00	\$ 9,900.00	\$ 1,000.00	\$ 10,000.00
17	4040-D-1	SUBDRAIN OUTLETS AND CONNECTIONS, TYPE A, 6 INCH	EA	8	\$ 300.00	\$ 2,400.00	\$ 880.00	\$ 7,040.00	\$ 925.00	\$ 7,400.00
18	4050-G-3	BYPASS PUMPING	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 8,500.00	\$ 8,500.00	\$ 9,500.00	\$ 9,500.00
19	6010-A	SANITARY MANHOLE, SW-301, 48 INCH	EA	5	\$ 5,800.00	\$ 29,000.00	\$ 7,867.20	\$ 39,336.00	\$ 7,352.00	\$ 36,760.00
20	6010-B	INTAKE, SW-501	EA	2	\$ 4,300.00	\$ 8,600.00	\$ 5,743.10	\$ 11,486.20	\$ 5,721.00	\$ 11,442.00
21	6010-B	INTAKE, SW-505	EA	2	\$ 6,100.00	\$ 12,200.00	\$ 7,304.00	\$ 14,608.00	\$ 7,140.00	\$ 14,280.00
22	6010-B	INTAKE, SW-509	EA	1	\$ 8,500.00	\$ 8,500.00	\$ 19,283.00	\$ 19,283.00	\$ 18,530.00	\$ 18,530.00
23	6010-E	MANHOLE ADJUSTMENT, MINOR	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 2,750.00	\$ 2,750.00	\$ 3,500.00	\$ 3,500.00
24	6010-H	REMOVE MANHOLE	EA	5	\$ 925.00	\$ 4,625.00	\$ 315.00	\$ 1,575.00	\$ 500.00	\$ 2,500.00
25	6010-H	REMOVE INTAKE	EA	5	\$ 650.00	\$ 3,250.00	\$ 315.00	\$ 1,575.00	\$ 500.00	\$ 2,500.00
26	7010-A	PAVEMENT, PCC, 7 INCH, CLASS C	SY	7,326	\$ 57.50	\$ 421,245.00	\$ 65.00	\$ 476,190.00	\$ 65.00	\$ 476,190.00
27	7030-A-1	REMOVAL OF SIDEWALK	SY	413	\$ 9.00	\$ 3,717.00	\$ 5.50	\$ 2,271.50	\$ 7.50	\$ 3,097.50
28	7030-A-3	REMOVAL OF DRIVEWAY	SY	967	\$ 9.00	\$ 8,703.00	\$ 5.50	\$ 5,318.50	\$ 6.00	\$ 5,802.00
29	7030-H-1	DRIVEWAY, PAVED, PCC, 6 INCH	SY	997	\$ 70.00	\$ 69,790.00	\$ 73.50	\$ 73,279.50	\$ 73.50	\$ 73,279.50
30	7040-H	PAVEMENT REMOVAL	SY	7,390	\$ 9.00	\$ 66,510.00	\$ 5.50	\$ 40,645.00	\$ 5.25	\$ 38,797.50
31	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 10,185.00	\$ 10,185.00	\$ 11,000.00	\$ 11,000.00
32	8040-1	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	12	\$ 300.00	\$ 3,600.00	\$ 236.25	\$ 2,835.00	\$ 450.00	\$ 5,400.00
33	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 - PERMANENT LAWN	AC	1.04	\$ 3,000.00	\$ 3,120.00	\$ 4,400.00	\$ 4,576.00	\$ 6,500.00	\$ 6,760.00
34	9040-F-1	WATTLE STRAW, 9 INCH	LF	4,082	\$ 2.00	\$ 8,164.00	\$ 1.30	\$ 5,306.60	\$ 1.50	\$ 6,123.00
35	9040-F-2	WATTLE REMOVAL	LF	4,082	\$ 0.50	\$ 2,041.00	\$ 0.01	\$ 40.82	\$ 0.25	\$ 1,020.50
36	9040-T-1	INLET PROTECTION DEVICE, AREA INTAKE	EA	5	\$ 120.00	\$ 600.00	\$ 105.00	\$ 525.00	\$ 250.00	\$ 1,250.00
37	9040-T-1	INLET PROTECTION DEVICE, OPEN THROAT CURB INTAKE	EA	1	\$ 150.00	\$ 150.00	\$ 105.00	\$ 105.00	\$ 250.00	\$ 250.00
38	11010-A	CONSTRUCTION SURVEY	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 17,637.00	\$ 17,637.00	\$ 29,500.00	\$ 29,500.00
39	11020-A	MOBILIZATION	LS	1	\$ 125,000.00	\$ 125,000.00	\$ 68,785.93	\$ 68,785.93	\$ 69,213.00	\$ 69,213.00
40	11030-A	MAINTENANCE OF POSTAL SERVICE	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 500.00	\$ 500.00	\$ 5,000.00	\$ 5,000.00
41	11030-B	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 7,500.00	\$ 7,500.00	\$ 9,500.00	\$ 9,500.00
TOTAL - BASE BID							\$ 1,164,395.00	\$ 1,280,777.00	\$ 1,288,942.25	

I hereby certify that this is a true and correct tabulation of bids received and opened on April 28, 2026 for the Bel-Air Street Reconstruction project in Keokuk, Iowa

David Millmeyer
David Millmeyer, P.E.

Iowa Reg. No. P28884

04/29/2026



COUNCIL ACTION FORM

Date: May 7, 2026

Presented By: Brian Carroll, PWD

Subject: South 10th Street Mill & Overlay Agenda Item: 13

Description:

Bids were received on April 28, 2026 for the South 10th Street Mill & Overlay Project. The project will be a 4" mill & overlay from Timea Street to Johnson Street and from Johnson Street to Main Street including new pedestrian ramps at the intersections of Bank Street & South 10th Street and Exchange Street & South 10th Street.

Two bids were received from Norris Asphalt Paving Company and W.L. Miller Company. The low bid was submitted by W.L. Miller Company of Hamilton, IL in the amount of \$579,704.70

Staff recommends that W.L. Miller Company be awarded the construction contract for the South 10th Street Mill & Overlay Project.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: 301-755-6761 Title: CAP IMPROVEMENT STREET PROGRAM

Amount Budgeted: \$3,500,000

Actual Cost: \$579,704.70

Under/Over: _____

Funding Sources:

Departments:

301 CAPTIAL PROJECTS

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

RESOLUTION NO.

**A RESOLUTION AWARING CONTRACT FOR
SOUTH 10TH STREET MILL & OVERLAY PROJECT**

WHEREAS two bids were received on Tuesday, April 28 for the South 10th Street Mill & Overlay Project; and

WHEREAS the project will be a 4” mill and overlay from Timea Street to Johnson Street and from Johnson Street to Main Street including new pedestrian ramps at the intersections of Bank Street & South 10th Street and Exchange Street and South 10th Street; and

WHEREAS the low bid was submitted by W.L. Miller Company of Hamilton, IL in the amount of \$579,704.70; and

WHEREAS the project engineer, Bolton & Menk, approve and recommend awarding the contract to W.L. Miller Company.

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that W.L. Miller Company of Hamilton, IL be awarded the contract for the South 10th Mill & Overlay Project in the amount of \$579,704.70.

Passed & Approved this 7th day of May 2026.

Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk



Real People. Real Solutions.

401 1st Street SE, Suite 201
Cedar Rapids, Iowa 52401
(319) 362-3219
Bolton-Menk.com

April 29, 2026

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

RE: Recommendation of Award
10th Street Mill & Overlay
BMI Project No.: 25X.141031.000

Dear Mr. Carroll,

At 2:00 p.m. local time on April 26, 2026, bids were received for the 10th Street Mill & Overlay project. The Engineer's Opinion of Probable Cost for the Base Bid of the project was \$503,147.00. Two (2) bids were received, all bidders were responsive, and bids are summarized as follows:

Bidder	City	Base Bid	Total
W.L. Miller Company	Hamilton, Illinois	\$579,704.70	\$579,704.70
Norris Asphalt Paving Co., LC	Ottumwa, Iowa	\$607,134.00	\$607,134.00

The bid received from W.L. Miller Company, for the base bid was 15% above the Engineer's Opinion of Probable Cost for the project and was determined to be the lowest responsive, responsible bidder. Bolton & Menk, Inc. has reviewed the bid documents submitted and checked references for this bidder and was satisfied with responses given.

Therefore, Bolton & Menk, Inc. recommends award of 10th Street Mill & Overlay project to W.L. Miller Company, of Hamilton, Illinois for the total amount of \$579,704.70 (Five Hundred Seventy-Nine Thousand, Seven Hundred Four 70/100 Dollars), for the Base Bid.

The bid tabulation is attached for your use. Feel free to contact me should there be any questions related to this project.

Sincerely,

David Millmeyer, P.E.
Project Manager

Attachment: Bid Tabulation



TABULATION OF BIDS

Real People. Real Solutions.

Bid Letting Date: Tuesday, April 28, 2026 at 2:00 P.M.

BASE BID

Apparent Low Bidder

Line No.	Item Code	Description	Unit	Quantity	Engineer's Opinion of Probable Cost		W. L. Miller Company Hamilton, Illinois		Norris Asphalt Paving Co., LC Ottumwa, Iowa	
					Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	2010-D-1	TOPSOIL, ON-SITE	CY	25	\$ 50.00	\$ 1,250.00	\$ 83.25	\$ 2,081.25	\$ 90.00	\$ 2,250.00
2	2010-D-3	TOPSOIL, OFF-SITE	CY	25	\$ 100.00	\$ 2,500.00	\$ 83.25	\$ 2,081.25	\$ 90.00	\$ 2,250.00
3	2010-E	EXCAVATION, CLASS 10	CY	15	\$ 250.00	\$ 3,750.00	\$ 138.00	\$ 2,070.00	\$ 150.00	\$ 2,250.00
4	5020-F	VALVE BOX ADJUSTMENT, MINOR	EA	7	\$ 1,250.00	\$ 8,750.00	\$ 830.00	\$ 5,810.00	\$ 300.00	\$ 2,100.00
5	6010-E	MANHOLE ADJUSTMENT, MINOR	EA	3	\$ 1,500.00	\$ 4,500.00	\$ 1,650.00	\$ 4,950.00	\$ 2,500.00	\$ 7,500.00
6	7010-E	CURB AND GUTTER, PCC, 2-FOOT WIDE, 6-INCH THICK	LF	1,400	\$ 55.00	\$ 77,000.00	\$ 55.55	\$ 77,770.00	\$ 60.00	\$ 84,000.00
7	7010-F	BEAM CURB, 6-INCH	LF	60	\$ 50.00	\$ 3,000.00	\$ 44.45	\$ 2,667.00	\$ 48.00	\$ 2,880.00
8	7020-A	PAVEMENT, HMA, STANDARD TRAFFIC (ST) SURFACE	TON	670	\$ 125.00	\$ 83,750.00	\$ 139.10	\$ 93,197.00	\$ 155.00	\$ 103,850.00
9	7020-A	PAVEMENT, HMA, STANDARD TRAFFIC (ST) INTERMEDIATE	TON	670	\$ 125.00	\$ 83,750.00	\$ 139.10	\$ 93,197.00	\$ 155.00	\$ 103,850.00
10	7030-A-1	REMOVAL OF SIDEWALK	SY	191	\$ 15.00	\$ 2,865.00	\$ 27.75	\$ 5,300.25	\$ 30.00	\$ 5,730.00
11	7030-E	SIDEWALK, PCC, 5-INCH	SY	65	\$ 50.00	\$ 3,250.00	\$ 99.00	\$ 6,435.00	\$ 108.00	\$ 7,020.00
12	7030-E	SIDEWALK, PCC, 6-INCH	SY	130	\$ 60.00	\$ 7,800.00	\$ 99.00	\$ 12,870.00	\$ 115.00	\$ 14,950.00
13	7030-G	DETECTABLE WARNING	SF	160	\$ 30.00	\$ 4,800.00	\$ 38.85	\$ 6,216.00	\$ 42.00	\$ 6,720.00
14	7040-A	FULL DEPTH PATCHES, HMA	SY	775	\$ 125.00	\$ 96,875.00	\$ 145.00	\$ 112,375.00	\$ 100.00	\$ 77,500.00
15	7040-G	MILLING, 4-INCH	SY	5,250	\$ 5.00	\$ 26,250.00	\$ 11.50	\$ 60,375.00	\$ 9.00	\$ 47,250.00
16	7040-I	CURB AND GUTTER REMOVAL	LF	1,400	\$ 15.00	\$ 21,000.00	\$ 27.75	\$ 38,850.00	\$ 30.00	\$ 42,000.00
17	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 5,225.00	\$ 5,225.00	\$ 15,000.00	\$ 15,000.00
18	9020-A	SOD	SY	191	\$ 7.50	\$ 1,432.50	\$ 38.85	\$ 7,420.35	\$ 42.00	\$ 8,022.00
19	9040-F-1	WATTLE, STRAW, 12-INCH	LF	282	\$ 2.50	\$ 705.00	\$ 3.05	\$ 860.10	\$ 3.50	\$ 987.00
20	9040-F-2	WATTLE, REMOVAL	LF	282	\$ 1.00	\$ 282.00	\$ 2.25	\$ 634.50	\$ 2.50	\$ 705.00
21	9040-T-1	INLET PROTECTION DEVICE, OPEN THROAT CURB INTAKE	EA	5	\$ 250.00	\$ 1,250.00	\$ 170.00	\$ 850.00	\$ 180.00	\$ 900.00
22	9040-T-2	INLET PROTECTION DEVICE, MAINTENANCE	EA	15	\$ 50.00	\$ 750.00	\$ 60.00	\$ 900.00	\$ 60.00	\$ 900.00
23	9060-D	REMOVAL AND REINSTALLATION OF EXISTING FENCE, CHAIN LINK	LF	17	\$ 37.50	\$ 637.50	\$ 60.00	\$ 1,020.00	\$ 60.00	\$ 1,020.00
24	11010-A	CONSTRUCTION SURVEY	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 19,500.00	\$ 19,500.00	\$ 15,000.00	\$ 15,000.00
25	11020-A	MOBILIZATION	LS	1	\$ 54,000.00	\$ 54,000.00	\$ 17,050.00	\$ 17,050.00	\$ 52,500.00	\$ 52,500.00
TOTAL - BASE BID						\$ 503,147.00		\$ 579,704.70		\$ 607,134.00

I hereby certify that this is a true and correct tabulation of bids received and opened on April 28, 2026 for the 10th Street Mill & Overlay project in Keokuk, Iowa

David Millmeyer

David Millmeyer, P.E. Iowa Reg. No. P28884

04/29/2026



COUNCIL ACTION FORM

Date: April 28, 2025

Presented By: Broomhall

Subject: Terminate contract with Dansco for 249 Carbide roof and set time to receive bids for replacement of roof. Agenda Item: 14

Description:

The City Council previously approved Resolution No. 191-2025 authorizing a contract with Dansco Contracting for replacement of the metal roof at the Animal Services/Sewer Maintenance building located at 249 Carbide Lane.

Following installation, the roof experienced ongoing leaks. Inspections conducted by City staff and Architect Darin Prost, PSBA, determined that improper materials were used and the installation did not meet professional or contract standards. The contractor was notified and attempted corrective work; however, the reinstalled roof continues to leak due to improper fastening, flashing, and sealant application.

Legal counsel has advised that these deficiencies constitute a material breach of contract and that the City is not obligated to make further payment.

Staff recommends that the City Council:

1. Formally reject the roofing work as defective and terminate the contract with Dansco Contracting for cause; and
2. Authorize staff to rebid the project for removal and replacement of the roof, including associated interior repairs. Bid security will be required.

Additional costs will be incurred to remove and replace the defective roof.

FINANCIAL

Is this a budgeted item? YES NO

Line Item #: _____ Title: _____

Amount Budgeted: _____

Actual Cost: _____

Under/Over: _____

Funding Sources:

Departments:

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

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE 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

WHEREAS, the City Council of the City of Keokuk approved Resolution No. 191-2025 authorizing the Mayor to execute a contract with Dansco Contracting for the replacement of the metal roof at the Animal Services/Sewer Maintenance building located at 249 Carbide Lane; and

WHEREAS, in June 2025, water intrusion into the building prompted inspections by City staff and Professional Architect Darin Prost, PSBA, which revealed that improper roofing materials had been used and that the installation was substandard; and

WHEREAS, the City notified Dansco Contracting of these deficiencies and directed that the roofing materials be removed and reinstalled in accordance with contract specifications and industry standards; and

WHEREAS, Dansco Contracting reinstalled the roof in November 2025; however, the roof continued to leak due to improper installation, including but not limited to improper fastening, flashing, and sealant application; and

WHEREAS, Dansco Contracting has been notified by legal counsel, Patrick O'Connell of Lynch Dallas, P.C., that such deficiencies constitute a material breach of contract and that the City has no obligation to make further payments under said contract; and

WHEREAS, the City Council finds that the current roofing installation is defective, fails to meet contractual and professional standards, and poses a risk to the structural integrity of the building and the safety of its occupants; and

WHEREAS, it is in the best interest of the City of Keokuk to terminate the contract with Dansco Contracting and to rebid the project to ensure proper completion of the work;

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

1. Rejection of Work and Termination of Contract.

The City Council hereby rejects the roofing work performed by Dansco Contracting at 249 Carbide Lane as substandard installation and hereby terminates the contract for cause due to material breach.

2. Authorization to Rebid Project.

City staff is hereby authorized and directed to solicit sealed bids for the removal and replacement of the roof at 249 Carbide Lane. The scope of work shall include, but not be limited to, the following:

- Removal and proper disposal of existing roofing materials, flashings (including ridge cap, rake, closures, and vent flashings), and insulation
- Cleanup and lawful disposal of all removed materials
- Insulation of ductwork at vents
- Furnish and installation of PBR 24-gauge metal roofing panels
- Furnish and installation of ridge cap, rake flashings, closures, and vent flashings
- Furnish and installation of 6-inch vinyl-backed insulation for roofing
- Installation of all necessary sealants, closures, and fasteners to complete the roofing system
- Reuse of existing gutters and downspouts
- Removal of damaged ceiling materials within the Animal Services building (above kennels)
- Furnishing and installation of non-porous, moisture-resistant ceiling materials above kennels within Animal Services building.

3. **Bid Deadline.**

Sealed bids shall be received by the City of Keokuk no later than **10:00 AM Friday, May 22, 2026, City Hall, 501 Main Street.**

4. **Award of Contract.**

The contract shall be awarded to the lowest responsible and responsive bidder as determined by the City Council, taking into consideration compliance with specifications, qualifications, and the best interests of the City.

5. **Effective Date.**

This resolution shall be in full force and effect immediately upon its passage and approval.

Passed & Approved this 7th day of May 2026.

Mark Smidt, Mayor

Attest: _____
 Celeste El Anfaoui, City Clerk