AGENDA
CITY COUNCIL MEETING
November 5, 2026
Keokuk City Council Chambers
501 Main Street
5:30 P.M.

1. Call to Order.

2. Pledge of Allegiance:

3. Roll Call.

4. Mayor's Report:

5. Citizens' Comments:

6. Consent Agenda.

   - Minutes of the Regular Council meeting of October 15, 2026;
   - Re-appointment of Kira Kruszynski, Martha Neff, Joyce Glasscock, and Carlos Guzman to the Architectural Design Review Commission, terms to expire June 19, 2028;
   - Appointment of Vince Sanders, Amy Hobbs, and Todd Marshall to the Architectural Design Review Commission, terms to expire June 19, 2028;
   - Motion to pay bills and transfers listed in Register No.'s 5571-5573;

7. Motion to approve the second reading of an Ordinance providing that General Property Taxes levied and collected each year on certain property located within the amended Twin Rivers Urban Renewal Area, in the 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 Districts, and other taxing districts, be paid to a special fund for payment of principal and interest of 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 (2026-2 Parcels).

8. Motion to approve the initial reading of an Ordinance amending the Code of Ordinances of the City of Keokuk, Iowa, by adding provisions pertaining to residency of Fire Fighters.

9. Consider resolution approving Street Financing Report for Fiscal Year ending June 30, 2026.

10. Consider resolution authorizing the repair of roof on city-owned property located at 1212 Bank Street.

11. Consider resolution approving the annual Urban Renewal Report for Fiscal Year 2025-26.

12. Consider resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 9 to the amended and restated Twin Rivers Urban Renewal Plan in the City of Keokuk, State of Iowa.

13. Consider resolution authorizing the purchase of a DBS D30-AL Turntable Drive Unit for the City of Keokuk Wastewater Treatment Plant.

14. Consider resolution approving three change orders to the contract with D.W. Zinser Company, Inc. for demolition activities and contaminated soil removal at the Former Elkem Site, Auditor's Parcel D.

15. Council Liaison Reports:

16. Staff Reports:

17. Adjourn Meeting.

MINUTES
CITY COUNCIL MEETING
October 15, 2026
Keokuk City Council Chambers -501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on October 15, 2026, at 501 Main Street. Mayor Mark Smidt called the meeting to order at 5:30 p.m. There were nine council members present, none absent. Todd Marshall, Tyler Walker, Kathie Mahoney, Doug Matlick, Devon Dade, Steve Andrews, Matt VanBerkum, Roger Bryant, and Michael Greenwald were present. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Community Development Director Vince Sanders, Police Chief Zeth Baum, and Fire Chief Gabe Rose.

CITIZENS' COMMENTS: Travis Helwig expressed concerns regarding the lack of sidewalks on North Main Street. Kathy Jo Teisberg addressed the Council regarding various concerns with her property that she believes should be addressed by the City, including improper drainage of rainwater, the functionality of the sewer system, and instability of the bluff, which she stated could eventually affect the stability of the house.

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

- Minutes of the Regular Council meeting of October 1, 2026;
- Cash Receipts & Treasurer's Report for September 2026;
- **RESOLUTION NO. 187-2026:** Approving a Liquor License for Gate City Restaurant and Bar, 2601 Main Street, Class C Retail Alcohol License – effective October 24, 2026;
- **RESOLUTION NO. 188-2026:** Approving a Liquor License for Los Tapatios Restaurant, 706 Main Street, Class C Retail Alcohol License – effective November 1, 2026;
- **RESOLUTION NO. 189-2026:** Approving a Liquor License for Site Food Mart, 1301 Main Street, Class E Retail Alcohol License – effective November 1, 2026;
- Approve Cigarette/Tobacco License for Site Food Mart effective November 1-June 30, 2027;
- Re-appoint Catie Henoch, Jerry Herr, Janice Lindner, Raeann Salter, and Terry Twitchell to the Grand Theatre Commission, terms to expire November 5, 2029;
- Motion to pay bills and transfers listed in Register No.'s 5568-5570;

Motion made by Greenwald, second by Bryant to approved the following proposed **RESOLUTION NO. 190-2026:** " A RESOLUTION AUTHORIZING INTERNAL LOAN FROM GENERAL FUND TO TAX INCREMENT REVENUE FUND." (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Dade to approved the following proposed **RESOLUTION NO. 191-2026:** " A RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF DEBT INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19." (9) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Mahoney to approved the following proposed **RESOLUTION NO. 192-2026:** " A RESOLUTION APPROVING POLICE DEPARTMENT RESTRUCTURE." (9) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Walker to approved the following proposed **RESOLUTION NO. 193-2026:** " A RESOLUTION AUTHORIZING DEMOLITION OF A STRUCTURE LOCATED AT 600 NORTH 9TH STREET." (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Dade to approved the following proposed **RESOLUTION NO. 194-2026:** " A RESOLUTION APPROVING ACCEPTANCE OF CITY COUNCIL GOAL SETTING REPORT." (9) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Greenwald to approve the initial reading of an **Ordinance** providing that General Property Taxes levied and collected each year on certain property located within the amended Twin Rivers Urban Renewal Area, in the 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 Districts, and other taxing districts, be paid to a special fund for payment of principal and interest of 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 (2026-2 Parcels).

Roll Call Vote: AYES – Marshall, Walker, Mahoney, Matlick, Dade, Andrews, VanBerkum, Bryant and Greenwald. NAYS – None. (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Matlick to approved the following proposed **RESOLUTION NO. 195-2026:** " A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 128 NORTH 19TH STREET, KEOKUK, IOWA."

Roll Call Vote: AYES – Marshall, Matlick, Dade, Bryant, and Greenwald. NAYS – Walker, Mahoney, Andrews, and VanBerkum. (5) AYES, (4) NAYS. Motion carried.

Motion made by Bryant, second by Andrews to approved the following proposed **RESOLUTION NO. 196-2026:** " A RESOLUTION AUTHORIZING SALE OF TWO FIRE TRUCKS." (9) AYES, (0) NAYS. Motion carried.

Presentation from Kinetic (Windstream) on fiber installation project: Matt Graham, representing Kinetic Fiber, provided a presentation regarding the company's plans to expand fiber-optic internet services throughout the City of Keokuk. Graham outlined the anticipated plans and timeline for the fiber network expansion and explained the process involved in bringing fiber service to individual properties. He also discussed the various stages of the build-out, including construction, installation, and connection of services. Graham provided additional information regarding what residents and property owners can expect during the expansion and addressed questions regarding the overall process.

COUNCIL LIAISON REPORT: Greenwald updated on Public Safety meeting held on 10/13/2026 (discussion on sale of fire trucks and upcoming need for replacing 2 firefighter positions and challenges to finding qualified candidates).

Motion made by Dade, second by Andrews to adjourn the meeting at 6:51 p.m. (9) AYES, (0) NAYS. Motion carried.

_____
Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

PAYMENT OF THE FOLLOWING CLAIMS FOR THE CITY ARE APPROVED AND CLAIMS
FOR THE LIBRARY AND AIRPORT ARE ACKNOWLEDGED FOR THE PURPOSE OF
PAYING THE SEMI-MONTHLY BILLS FOR THE COUNCIL MEETING OF NOVEMBER 5, 2026.

REGISTER NO. 5571

ALTORFER INC.	PARTS	$	448.32
NATIONAL SIGN COMPANY, LLC	SIGNS STREET DEPT.	$	425.52
KEOKUK TERMITE & PEST CONTROL	PEST CONTROL KEOKUK PARKS	$	690.00
GRAY QUARRIES, INC	SUPER PATCH STREET DEPT.	$	2,289.35
JIM BAIER, INC	PARTS	$	833.88
KRICHEL'S ANIMAL HOSPITAL	SERVICE ANIMAL CONTROL	$	18.00
RIVER CITY PARTS, INC.	PARTS	$	139.65
SHERWIN-WILLIAMS CO.	SUPPLIES/PAINT ANIMAL SERVICES	$	64.03
S. J. SMITH WELDING SUPPLY	PARTS/SUPPLIES	$	222.48
MICROBAC LABORATORIES, INC	WPC TEST SAMPLES	$	5,131.75
TASKE FORCE, INC.	SERVICE	$	7,351.50
MCFARLAND-SWAN OFFICE CITY	SUPPLIES	$	45.99
ALLIANT	SERVICES	$	35,255.65
PETTY CASH-KEOKUK LIBRARY	REMOTE	$	30.17
ENVIRONMENT RESOURCE ASSOCIATE	LAB SUPPLIES-WPC	$	799.12
HACH COMPANY	WPC LAB SUPPLIES	$	2,133.05
NEWBERRY, INC	PARTS TRAILER LIGHT BOAT#88-20	$	115.24
CENTURY LINK	SERVICE	$	277.09
GREAT RIVER REGIONAL WASTE	SERVICE	$	144,030.25
LEE COUNTY RECORDER/REGISTRAR	SERVICE	$	64.00
MIDLAND SCIENTIFIC, INC	LAB SUPPLIES WPC	$	4,568.03
LAW ENFORCEMENT TARGETS, INC	SUPPLIES KPD	$	559.83
MEYERS PLUMBING	MATERIAL/LABOR KEOKUK PD	$	911.47
MODJESKI & MASTERS, INC.	BRIDGE INSPECTION AUG31-SEPT27	$	1,766.67
VAN METER INDUSTRIAL	PARTS/SUPPLIES	$	56.22
SOUTHEASTERN COMMUNITY COLLEGE	SAFETY TRAINING CLASSES	$	395.00
HUFFMAN MACHINE & WELDING, INC	SUPPLIES/PARTS	$	287.04
ENDERLE HEATING & A/C COMPANY	SUPPLIES/LABOR PUBLIC LIBRARY	$	180.25
HILL PRINTING	SUPPLIES	$	876.80
HY-VEE, INC.	SUPPLIES	$	683.11
SECRETARY OF STATE	NOTARY PUBLIC	$	30.00
JC AUTO & TRUCK PARTS	FRONT SEAT SANITATION DEPT.	$	200.00
TRI-STATE WINDOW & POOL, INC	LIQUID CHLORINE 55GAL/DEPOSIT	$	981.00
SEIRPC	KEOKUK RIVERFRONT TRAIL GRANT	$	3,250.00
NORTH CENTRAL LABORATORIES	LAB SUPPLIES WWTP	$	271.39
THE HAWK EYE	SUBSCRIPTION PUBLIC LIBRARY	$	244.40
NIEMANN FOODS, INC./ACE	PARTS/SUPPLIES	$	323.50
ELLIOTT EQUIPMENT CO.	PARTS	$	1,104.01
FASTENAL COMPANY	PARTS/SUPPLIES	$	597.12
LABORATORY CORP OF AMERICA	SERVICE	$	83.64

REGISTER NO. 5572

LABOR DAY MEDIA FUND	1/2 PAGE AD(PICTURE)LABOR DAY	$	150.00
USA BLUE BOOK	PARTS	$	486.85
FRANK MILLARD & CO., INC.	LABOR/MAT.MENS RR PUBLIC LIB.	$	243.93
BROWNELLS, INC.	PARTS/SHIPPING KEOKUK POLICE	$	570.65
KEOKUK FARM & HOME SUPPLY	PARTS/SUPPLIES	$	1,640.12
ED M FELD EQUIPMENT CO, INC.	POWER SHIFT&CNTL KIT KFD	$	80.00
DES MOINES STAMP MANUFACTURING	SUPPLIES	$	85.00
MENARD INC.	SUPPLIES AIRPORT	$	477.17
DISCOUNT TIRE & SERVICE	TIRES SANITATION #24	$	1,842.00
INTOXIMETERS, INC.	SUPPLIES KEOKUK POLICE DEPT.	$	425.00
STANLEY CONSULTANTS INC.	PROFESSIONAL SERVICES	$	209.63
ELECTRONIC ENGINEERING	PARTS/TRAVEL KEOKUK POLICE DPT	$	659.87
GRAINGER	DROP BOTTOM HOPPER WWTP	$	2,506.16
HILL'S PET NUTRITION SALES,INC	ANIMAL CONTROL SUPPLIES	$	45.03
LEXISNEXIS RISK DATA	SERVICE KPD	$	160.44
LEE COUNTY TREASURER	SERVICE	$	120.00
BRITE-WAY WINDOW SERVICE	WINDOW CLEANING	$	300.00
SHIELD TECHNOLOGY CORPORATION	2SHIELDWARE MOBILE FIRE DEPT.	$	400.00
LEWIS EXCAVATING & SEPTIC,INC.	REPAIR&RUN NEW WATER CURB BOX	$	2,632.95
CARD SERVICES	HOCUS POCUS WIDESCREEN DVD	$	582.65
KEOKUK VETERINARY HOSPITAL	ANIMAL SERVICES	$	36.00
FRESE ORNAMENTAL NURSERY, INC.	TREES PARK & REC	$	1,654.65
MACQUEEN EQUIPMENT, LLC	SUPPLIES KEOKUK FIRE DEPT.	$	1,319.54
CHAMPLIN TIRE RECYCLING, INC.	6' BENCH GREEN	$	1,119.00
VERIZON WIRELESS	SERVICE	$	642.45
ASKEW SCIENTIFIC CONSULTING	ENFORC.RESPONSE PLAN WRRF	$	10,900.00
COMPUTER PROJECTS OF ILLINOIS,	LICENSE/MAINT.NOV26-OCT27 KPD	$	198.00
DARKSIDE TINT & GRAPHIX	KPD BACK DOOR INSTALLED DECALS	$	100.00
NFPA	MEMBERSHIP KFD	$	225.00
RNJ'S DISTRIBUTION INC.	WATER + FUEL SURCHARGE	$	45.74
LIBERTY UTILITY IOWA	SERVICE	$	1,997.31
WhenToWork, LLC	SERVICE ONLINE SCHEDULE LIBRAR	$	230.00
INTERSTATE BILLING SERVICE,INC	CYLINDER,CLAMP,FREIGHT SEWER	$	1,825.76
LYNCH DALLAS, PC.	PROF.SERVICES LEGAL MATTERS	$	1,575.00
ARMSTRONG TRACTOR LLC	CUTTER BLADE PARKS DEPT.	$	334.68
KIMBALL MIDWEST	PARTS SEWER DEPT.	$	984.05
WHITAKER TOOLS	TOOLS VEHICLE MAINT.	$	52.47
RICOH USA, INC.	SUPPLIES PUBLIC LIBRARY	$	56.58
TSS	SERVICE	$	350.00
GPM ENVIRONMENTAL SOLUTIONS	LANTERN BATTERY WWTP	$	150.00
COMMERCIAL CONTRACTING	CONTRACT WORK	$	2,565.00
ICONNECTYOU	SERVICE	$	149.53
IDENTIFIX INC	AGREEMENT JAN.2026-2027VEHMAIN	$	1,647.96

REGISTER NO. 5573

FP MAILING SOLUTIONS	SUPPLIES PUBLIC LIBRARY	$	401.72
QUINCY MEDICAL GROUP	SERVICE	$	117.47
KUCKELMAN LAW OFFICE, P.C. AND	PROFESSIONAL SERVICES	$	175.00
PREMIER ELECTRICAL SOLUTIONS	LABOR/MATERIAL ANIMAL SERVICES	$	550.00
RICOH USA, INC.	SUPPLIES PUBLIC LIBRARY	$	120.00
MIDWEST PUMP WORKS	PARTS/LABOR/SHIP WRRF	$	2,541.00
STEVEN R LONG	CITY HALL JANITORIAL SERVICE	$	900.00
IOWA ONE CALL	SERVICE	$	130.10
DINGES FIRE COMPANY	SUPPLIES KPD	$	1,544.92
ASCENT AVIATION GROUP INC	4005 GROSS GAL AVIATION GAS	$	25,300.87
SHARED IT INC	IT SERVICES	$	2,303.00
REFERENCE	COUNCIL CHAMBERS AUDIO	$	1,221.25
NAPA AUTO PARTS	PARTS FIRE DEPARTMENT	$	152.98
NEXT DEGREE COMMUNICATIONS	SERVICE	$	120.00
SCOTT'S ULTRA CLEAN LLC	JANITORIAL SERVICES OCT.2026	$	550.00
MOTOROLA SOLUTIONS, INC.	SERVICE KPD	$	361.38
LIBRARY IDEAS LLC	SUPPLIES KEOKUK PUBLIC LIBRARY	$	555.80
BENJAMIN SPARROW	GRAND THEATER JANITORIAL	$	325.00
WITMER PUBLIC SAFETY GROUP INC	UNIFORM SUPPLIES FIRE DEPT.	$	150.07
ACCESS SYSTEMS LEASING	COVERAGE OCT5-NOV4,26 LIBRARY	$	242.51
BLUE UMBRELLA BAKERY	SHEET CAKES PAM/ANNETTE RETIRE	$	120.00
KARL EMERGENCY VEHICLES	LABOR/PARTS KPD	$	22,521.56
CENGAGE LEARNING INC./GALE	SUPPLIES PUBLIC LIBRARY	$	223.80
MCCLOUD SERVICES	GENERAL PEST CONTROL SEIDC	$	130.06
BOLTON & MENK, INC.	PROFESSIONAL SERVICES	$	50,842.50
MICHELLE MORTIMER	GRAND THEATRE MANAGER FEE	$	400.00
VIKING AGGREGATES, INC.	FILL SAND WASHED STREET DEPT.	$	1,493.63
CONTROL INSTALLATIONS OF IOWA	LABOR/EQUIPT.PUBLIC LIBRARY	$	2,027.50
ACCESS SYSTEMS LEASING	COPIER AGREEMENT KPD	$	273.71
IMON COMMUNICATIONS, LLC	SERVICE	$	291.78
STATE INDUSTRIAL PRODUCTS	GUARD.CLINGING PENETRANT WWTP	$	385.71
T-MOBILE	SERVICES	$	349.58
ASPELMEIER FISCH POWER ENGBER	LEGAL SERVICES RENDERED SEPT26	$	1,290.00
DBT TRANSPORTATION SERVICES	FREIGHT KEOKUK MUNICIPAL AIRPT	$	77.41
THE COURTYARD ON BLONDEAU	SERVICE	$	321.00
FIRSTGEVITY	PERSONALIZED WELLNESS AGENCY	$	2,400.00
IOWA HISTORY JOURNAL	SUBSCRIPTION PUBLIC LIBRARY	$	35.95
SOUTHEAST IOWA REGIONAL	FLAG FOR DAWSON	$	175.00
		$	380,632.95

COUNCIL ACTION FORM

Date: 11/05/26

Presented By: Jim Ferneau

Subject: Ordinance amending Urban Renewal Area (TIF) Agenda Item: 7

Description:

As we approach the end of the year, which brings with it alterations to how Tax Increment Financing rules work at the state level, we are looking to include several areas to capture valuation growth in for the next few years. These are all areas that have the potential for development to occur in the next couple of years. We are looking to add the Elkem Brownfields land as well as about 50 acres of land in Kindustry Park for potential future industrial development. We are also looking to add the current downtown Baymont Hotel as potential property for future improvements. From a housing perspective, we are adding lots on the 600 block between Concert St and Blondeau St for future reuse.
There are no projects associated with this ordinance amendment, just an addition of property to take full advantage of future valuation growth for tax increment capture.

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: _____

COUNCIL ACTION FORM

Any previous Council actions:

Action	Date
Initial reading passed	October 15, 2026

Recommendation:

Recommend Approval.

Required Action

ORDINANCE ☑ RESOLUTION ☐ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: _____ SECONDED BY: _____

TO _____

CITY COUNCIL VOTES

VOTES	Ward 1	Ward 2	Ward 3	At Large 1	At Large 2	Ward 4	Ward 5	Ward 6	Ward 7
YES	☐	☐	☐	☐	☐	☐	☐	☐	☐
NO	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSENT	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	☐

ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON CERTAIN PROPERTY LOCATED WITHIN THE AMENDED TWIN RIVERS URBAN RENEWAL AREA, IN THE 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 (2026-2 PARCELS)

WHEREAS, the City Council of the City of Keokuk, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 96-08, passed and approved on April 24, 2008, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Twin Rivers Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the City adopted Ordinance Nos. 1852, 1952, 2010, 2013, 2027, and 2062, to implement the division of revenue from taxation under Iowa Code Section 403.19; and

WHEREAS, the City Council now desires to provide for the division of revenue from taxation on an additional portion of the Urban Renewal Area ("**2026-2 Parcels**") in accordance with the provisions of Section 403.19 of the Code of Iowa, as amended, which **2026-2 Parcels** area is legally described as follows:

TRACT 'C' OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, ALL PART OF TOWNSHIP 65 NORTH, RANGE 5 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF KEOKUK, LEE COUNTY, IOWA, AS SHOWN ON THE REVISED PLAT OF SURVEY RECORDED IN BOOK 08S, PAGE 1205 IN THE OFFICE OF THE RECORDER OF LEE COUNTY, IOWA. DESCRIBED AREA CONTAINS 78.71 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. [*Note: This includes the Carbide First Addition Subdivision*]

AND

All of Lot 1, Kindustry Park, City of Keokuk, Lee County, Iowa, EXCEPT the Southeasterly 350 feet thereof, beginning at the Southeast corner of said Lot 1; thence N 89 degrees, 54'40" W, 775.51 feet to the Easterly right of way line of

Kindustry Road at point of curvature; thence Northwesterly 123.97 feet with a curve having a radius of 315.00 ft., concave Southwesterly with a L.C. bearing of N 10 degrees 34’13” W, 123.17 feet to a point on curvature; thence N 45 degrees 11’16” E, 324.53 ft. along centerline of proposed 40 ft. wide roadway easement; thence S 89 degrees 54’40” E, 570.55 ft. to a point located on the Easterly line of said Lot 1; thence S 00 degrees 17’11” W, 350.00 ft. to the point of beginning, containing 5.77 acres;

AND

All of Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), except the East One Hundred Sixty-nine (169) feet of said Lots Twelve (12) and Thirteen (13) in Kindustry Park, including that part of Kindustry Road adjacent to Lots Ten (10) thru Fourteen (14) that has been vacated by the City of Keokuk as recorded in Book 2017 Page 1201, City of Keokuk, Lee County, Iowa, containing 34.53 acres. Also excepting therefrom, the North Four Hundred (400) feet of Lot Twelve (12), excepting therefrom the East One Hundred Sixty-nine (169) feet thereof;

AND

LOT ONE (1), BLOCK NINTY-FIVE (95), ORIGINAL CITY OF KEOKUK, LEE COUNTY, IOWA;

AND

EAST 3' OF LOT THREE (3), LOT TWO (2), BLOCK NINTY-FIVE (95), ORIGINAL CITY OF KEOKUK, LEE COUNTY, IOWA

[Note: The **2026-2 Parcels** are the only portion of the Urban Renewal Area that will be included in this TIF Ordinance. The City has previously adopted separate ordinances which provide for the division of revenue with respect to other portions of the Urban Renewal Area. Nothing in this Ordinance shall amend the other ordinances nor shall this Ordinance impact the base value or division of revenue already established in the previously approved ordinances.]

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

Section 1. That the taxes levied on the taxable property in the **2026-2 Parcels** of the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City Keokuk, County of Lee, Keokuk Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of

the taxable property in the **2026-2 Parcels** of the Urban Renewal Area, as shown on the assessment roll as of January 1, 2025, being January 1 of the calendar year preceding the effective date of this Ordinance, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Keokuk, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12 of the Code of Iowa, as amended, incurred by the City of Keokuk, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code Section 298.2 and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22) related to joint county-city buildings; (iv) taxes for emergency medical services imposed pursuant to chapter 357F, 357G, or 422D; and (v) any other exceptions under Iowa Code Section 403.19 shall be collected against all taxable property within the **2026-2 Parcels** of the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the **2026-2 Parcels** of the Urban Renewal Area exceeds the total assessed value of the taxable property in the **2026-2 Parcels** of the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the **2026-2 Parcels** of the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Keokuk, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the **2026 Parcels** of the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19 of the Code of Iowa, as amended, with respect to the division of taxes from property within the **2026-2 Parcels** of the Urban Renewal Area, as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the **2026-2 Parcels** of the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Initial Reading PASSED AND APPROVED this 15th day of October 2026.

_____
Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

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

AYES – 9 NAYS – 0 ABSENT – 0

Second Reading PASSED AND APPROVED this 5th day of November 2026.

_____
Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

COUNCIL ACTION FORM

Date: 11-5-2026

Presented By: Chief Rose

Subject: Fire Department Personnel Residency Agenda Item: 8

Description:

The Fire Department has had an increasingly more difficult time filling positions within the department. One of the options that is available for consideration, similar to what the Police Department has done in the past, is to amend the residency requirements for departmental members. The Public Safety Department met recently to consider alterations to these requirements, and after discussion made a recommendation to pursue an alteration similar to the Police Department to allow employee residency in adjacent states, though they made as part of their recommendation maintaining a requirement that employees live within 15 miles of City limits out of concern for response times.
The attached Ordinance amends the residency requirements to match what the Public Safety Committee recommended.

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: _____

COUNCIL ACTION FORM

Any previous Council actions:

Action	Date

Recommendation:

Recommend Approval.

Required Action

ORDINANCE ☑ RESOLUTION ☐ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: _____ SECONDED BY: _____

TO _____

_____

_____

CITY COUNCIL VOTES

VOTES	Ward 1	Ward 2	Ward 3	At Large 1	At Large 2	Ward 4	Ward 5	Ward 6	Ward 7
YES	☐	☐	☐	☐	☐	☐	☐	☐	☐
NO	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSENT	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	☐

ORDINANCE NO.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KEOKUK, IOWA, BY ADDING PROVISIONS PERTAINING TO RESIDENCY OF FIRE FIGHTERS

Be It Enacted by the City Council of the City of Keokuk, Iowa:

SECTION 1. SECTION MODIFIED. Section 2.96.050 of the Code of Ordinances of the City of Keokuk, Iowa, is amended as follows:

2.96.050 – Residency of employees.

All employees, with the exception of sworn police officers and fire fighters, employed by the city must reside within the State of Iowa within sixty days of their first day of work, and must remain a resident of Iowa throughout the period of his/her employment with the city. In addition, all city employees, with the exception of sworn police officers and fire fighters, shall, within sixty days of their first day of work, reside within ten miles of the corporate limits of the city. Exceptions to this residency requirement may be made by resolution of the city council.

SECTION 2. SECTION ADDED. Section 2.96.070 of the Code of Ordinances of the City of Keokuk, Iowa, is added as follows:

2.96.070 Residency of fire fighters.

The city hereby adopts an ordinance that permits Fire Fighters, part of our Civil service employee group, employed by the city to reside in Iowa or another state within fifteen miles of the corporate limits of the city, as pursuant to Iowa Code Chapter 400.17(3)(a) by passage of a city ordinance stating such.

SECTION 3. 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 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Initial reading by the Council on this 5th day of November 2026.

CITY OF KEOKUK, LEE COUNTY, IOWA

_____
Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui

COUNCIL ACTION FORM

Date: November 5, 2026

Presented By: El Anfaoui/Ferneau

Subject: 2025/2026 Street Finance Report Agenda Item: 9

Description:

The City receives Road Use Tax funds from the State of Iowa, which are designated for street operations and maintenance. To ensure that these funds are used appropriately, the City is required to file an annual Street Finance Report (SFR). The SFR has been completed and is attached for your review.

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: _____

COUNCIL ACTION FORM

Any previous Council actions:

Action	Date

Recommendation:

Staff recommends approval for submission of the FY 25-26 Street Finance Report (SFR) to the Iowa Department of Transportation.

Required Action

ORDINANCE ☐ RESOLUTION ☑ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: _____ SECONDED BY: _____

TO _____

_____

_____

CITY COUNCIL VOTES

VOTES	Ward 1	Ward 2	Ward 3	At Large 1	At Large 2	Ward 4	Ward 5	Ward 6	Ward 7
YES	☐	☐	☐	☐	☐	☐	☐	☐	☐
NO	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSENT	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	☐

RESOLUTION NO. _____

A RESOLUTION APPROVING STREET FINANCING REPORT FOR FISCAL YEAR ENDING JUNE 30, 2026

WHEREAS, the City of Keokuk, Iowa receives distributions from the State of Iowa of Road Use Taxes; and

WHEREAS, the City of Keokuk, Iowa is required to file an annual Street Financing Report (SFR) detailing revenues, expenses, projects, equipment, and debt service related to street operations and maintenance; and

WHEREAS, said SFR for FY 2025-2026 is prepared and attached hereto.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA THAT, the City Council hereby approves the Street Financing Report for Fiscal Year 2025-2026 and authorizes the City Clerk to sign and submit said SFR to Iowa Department of Transportation.

PASSED, APPROVED, AND ADOPTED this 5th day of November 2026.

_____
Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

IOWADOT

Bureau of Local Systems

Ames, IA 50010

City Street Finance Report

Fiscal Year 2026

Keokuk

10/19/2026 11:12:00 AM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		$573,955					$573,955
Benefits - Roads/Streets		$283,011					$283,011
Training & Dues		$2,631					$2,631
Building & Grounds Maint. & Repair		$6,735					$6,735
Vehicle & Office Equip Operation and Repair		$44,420					$44,420
Other Utilities		$197,337					$197,337
Other Maintenance and Repair		$8,410					$8,410
Medical		$785					$785
Payments to othe agencies		$6,009					$6,009
Street Maintenance Expense		$18,166					$18,166
Other Professional Services		$10,501			$298,188		$308,689
Other Contract Services		$13,699			$1,367,378		$1,381,077
Minor Equipment Purchases		$4,607					$4,607
Office Supplies		$154					$154
Operating Supplies		$10,600					$10,600
Postage & Safety		$364					$364

City Street Finance Report

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
New Posts & Signs		$6,882					$6,882
Other Supplies		$4,330			$5,810		$10,140
Vehicles		$332,999					$332,999
Street - New Roadway					$30,000		$30,000
Street - Capacity Improvement		$182,653					$182,653
Principal Payment				$1,289,200			$1,289,200
Interest Payment				$427,102			$427,102
Bond Registration Fees				$2,336			$2,336
Street Lighting	$6,908						$6,908
Traffic Control/Safety	$39,447						$39,447
Snow Removal		$49,746					$49,746
Depreciation & Building Utilities		$17,553					$17,553
Street Cleaning		$77,049					$77,049
Snow Removal Salaries		$21,720					$21,720
Snow Removal Benefits		$10,956					$10,956
Total	$46,355	$1,885,272		$1,718,638	$1,701,376		$5,351,641

City Street Finance Report

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	$0		$0	$1,718,638			$1,718,638
Federal Grants					$960,000		$960,000
State Revenues - Road Use Taxes		$1,393,712					$1,393,712
Other State Grants - IDOT	$70,373						$70,373
Charges/fees						$0	$0
Transfer In		$320,000					$320,000
Total	$70,373	$1,713,712	$0	$1,718,638	$960,000	$0	$4,462,723

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2025 G.O.	$5,500,000	$0	$226,142	$0	$132,559	$5,500,000
2023 D	$4,800,000	$205,000	$192,000	$205,000	$192,000	$4,595,000
2020 A	$2,640,000	$780,000	$69,500	$499,200	$44,480	$1,860,000
2016 B	$1,545,000	$370,000	$34,240	$370,000	$34,240	$1,175,000
2016 A	$1,050,000	$215,000	$23,823	$215,000	$23,823	$835,000
Total	$15,535,000	$1,570,000	$545,705	$1,289,200	$427,102	$13,965,000

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
International 2-ton Dump Truck	2000	Purchased	$66,433	No Change
Ford F-250 Pickup 4x4	2001	Purchased	$21,850	No Change
International Dump Truck	2008	Purchased	$102,000	No Change
Elgin Pelican Street Sweeper	2023	Purchased	$257,066	No Change
International 2 ton dump truck	1999	Purchased	$62,305	No Change
Chevy Street Flusher	1979	Purchased	$19,076	No Change
International Dump Truck	2020	Purchased	$81,303	No Change
Deere Motor Grader	1997	Purchased	$125,000	No Change
International Tractor w/seaman mixer	1976	Purchased	$12,350	No Change
Gallion Tandem Roller	1977	Purchased	$65,210	No Change
Ford F-350 Truck	2009	Purchased	$26,162	No Change
Ford F-350	2014	Purchased	$24,855	No Change
Tank Trailer Crack Pro 125	2021	Purchased	$65,480	No Change
International 7300 Dump Truck	2014	Purchased	$108,502	No Change
Sander and Plow for F-350	2014	Purchased	$12,620	No Change
F-series Service Truck and Bed	2015	Purchased	$47,096	No Change
Hyster Rubber Tire Roller	1973	Purchased	$14,000	No Change
Bucket Truck	2008	Purchased	$30,150	No Change
Ford F-350 4x4 w/plow & spreader	2020	Purchased	$63,128	No Change
International Dump Truck	2017	Purchased	$81,299	No Change
2011 Ford F350 Truck with Bed	2011	Purchased	$21,613	No Change

City Street Finance Report

Description	Model Year	Usage Type	Cost	Purchased Status
Oil Distribution Truck	1996	Purchased	$26,500	No Change
Wanco Signboard Trailer	2015	Purchased	$4,500	No Change
Cat End Loader	2013	Purchased	$127,662	No Change
Chevy Silverado Pickup	2023	Purchased	$36,400	No Change
International hv507 dump truck	2026	Purchased	$196,473	New
Tractor/Mower	2026	Purchased	$136,526	New

Street Projects

Project Description	Contract Price	Final Price	Contractor Name

Bureau of Local Systems

Ames, IA 50010

City Street Finance Report

Fiscal Year 2026

Keokuk

10/19/2026 11:12:00 AM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	$0	$1,964,273	$0	$0	$4,314,056	$0	$6,278,329
SubTotal Expenses (-)	$46,355	$1,885,272		$1,718,638	$1,701,376		$5,351,641
Subtotal Revenues (+)	$70,373	$1,393,712	$0	$1,718,638	$960,000	$0	$4,142,723
Transfers In (+)		$320,000					$320,000
Ending Balance	$24,018	$1,792,713	$0	$0	$3,572,680	$0	$5,389,411

Resolution Number:

Execution Date:

Signature:

COUNCIL ACTION FORM

Date: 11-5-2026

Presented By: Casey Barnes / Vince Sanders

Subject: City-Owned Home Roof Replacement Agenda Item: 10

Description:

Recently the City was gifted a residential property located at 1212 Bank Street. After reviewing the property's condition, staff found significant problems with the structure, most notably the roof, but felt that reasonable efforts could be undertaken to rehabilitate the structure. Staff solicited bids to repair the roof and stabilize the structure, and received two responses: Steele Roofing provided a bid of $19,200 and Commercial Contracting Services was the low bid at $16,775. We recommend approval of the low bid from CCS.

Staff intends to offer the house for sale afterwards, with contingencies required for additional repairs prior to allowing occupation.

FINANCIAL

Is this a budgeted item? YES ☑ NO ☐

Line Item #: 165-530-6499 Title: Contractual Services

Amount Budgeted: $200,000

Actual Cost: $16,775

Under/Over: N/A

Funding Sources:

Departments:
Housing and Urban Renewal

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

COUNCIL ACTION FORM

Any previous Council actions:

Action	Date

Recommendation:

Approve roofing contract.

Required Action

ORDINANCE ☐ RESOLUTION ☑ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: _____ SECONDED BY: _____

TO _____

_____

_____

CITY COUNCIL VOTES

VOTES	Ward 1	Ward 2	Ward 3	At Large 1	At Large 2	Ward 4	Ward 5	Ward 6	Ward 7
YES	☐	☐	☐	☐	☐	☐	☐	☐	☐
NO	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSENT	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	☐

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE REPAIR OF ROOF ON CITY OWNED PROPERTY LOCATED AT 1212 BANK STREET

WHEREAS, the City of Keokuk was deeded the property located at 1212 Bank Street; and

WHEREAS, after review of the property, the City determined that the property has need of significant roof repairs, but the overall structure is in acceptable shape to rehabilitate; and

WHEREAS, the City solicited bids for the Repair/Replacement of the existing roof; and

WHEREAS, two bids were received for the repair, the lowest of which was from Commercial Contracting Services; and

WHEREAS, the City Council feels it is reasonable to expend these funds for improving the property prior to getting it back on the open market.

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

KEOKUK, LEE COUNTY, IOWA, that the City Council hereby accepts the bid of Sixteen Thousand Seven Hundred and Seventy-Five Dollars and no cents ($16,775.00) submitted by Commercial Contracting Services (CCS) of Keokuk and authorizes the Mayor to sign all necessary documents to authorize the contract for said roof repair/replacement.

PASSED, APPROVED, AND ADOPTED this 15th day of October 2026.

_____
Mark Smidt, Mayor

ATTEST: _____
Celeste El Anfaoui, City Clerk

COUNCIL ACTION FORM

Date: November 5, 2026

Presented By: Ferneau

Subject: FY 25/26 Annual URA Report Agenda Item: 11

Description:

Each year we are required to report on our use of TIF funds within our Urban Renewal Area (URA). Prior to submission to the State of Iowa, the report must be approved by the City Council. The report is attached for your review.

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: _____

COUNCIL ACTION FORM

Any previous Council actions:

Action	Date

Recommendation:

Recommend approval

Required Action

ORDINANCE ☐ RESOLUTION ☑ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: _____ SECONDED BY: _____

TO _____

_____

_____

CITY COUNCIL VOTES

VOTES	Ward 1	Ward 2	Ward 3	At Large 1	At Large 2	Ward 4	Ward 5	Ward 6	Ward 7
YES	☐	☐	☐	☐	☐	☐	☐	☐	☐
NO	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSENT	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	☐

RESOLUTION NO. _____

A RESOLUTION APPROVING THE ANNUAL URBAN RENEWAL REPORT FOR FISCAL YEAR 2025/26

WHEREAS, the City of Keokuk, Iowa, has established urban renewal areas within its jurisdiction pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, the City is required to prepare and submit an annual urban renewal report for the preceding fiscal year to the Iowa Department of Management in accordance with Section 403.23 of the Code of Iowa; and

WHEREAS, the annual urban renewal report includes information on the urban renewal areas, activities undertaken, financial status, and other required details for fiscal year 2025/26; and

WHEREAS, the City Council has reviewed the annual urban renewal report and finds it to be in compliance with statutory requirements and reflective of the City's urban renewal efforts;

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

1. **Approval of Report:** The annual urban renewal report for fiscal year 2025/26, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.
2. **Authorization to Submit**: The City Administrator is hereby authorized and directed to submit the approved report to the Iowa Department of Management on behalf of the City of Keokuk, Iowa, as required by law.
3. **Effective Date:** This resolution shall be in full force and effect immediately upon its passage and approval**.**

PASSED, APPROVED, AND ADOPTED this 5th day of November 2026.

_____
Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Levy Authority Summary

Local Government Name: KEOKUK
Local Government Number: 56G533

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
KEOKUK SENIOR LOFTS UR	56147	1
AMENDED TWIN RIVER UR	56301	7

TIF Debt Outstanding: **22,069,929**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**398,200**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	1,667,696		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,667,696**		
Rebate Expenditures:	13,340		
Non-Rebate Expenditures:	1,018,019		
Returned to County Treasurer:	0		
Total Expenditures:	**1,031,359**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**1,034,537**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **20,004,033**

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name: KEOKUK (56G533)
Urban Renewal Area: KEOKUK SENIOR LOFTS UR
UR Area Number: 56147

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KEOKUK CITY/KEOKUK SCH/KEOKUK SENIOR LOFTS UR TIF INCREMENT	560147	560148	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	956,660	0	0	0	956,660	0	956,660
Taxable	0	0	797,141	0	0	0	797,141	0	797,141
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**0**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**0**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
Urban Renewal Area: KEOKUK SENIOR LOFTS UR (56147)
TIF Taxing District Name: KEOKUK CITY/KEOKUK SCH/KEOKUK SENIOR LOFTS UR TIF INCREMENT
TIF Taxing District Inc. Number: 560148

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	956,660	0	0	0	956,660	0	956,660
Taxable	0	0	797,141	0	0	0	797,141	0	797,141
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	1,330,370	0	0	0	0

FY 2026 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	AMENDED TWIN RIVER UR
UR Area Number:	56301
UR Area Creation Date:	07/1990
UR Area Purpose:	Renewal activities designed to provide opportunities, community economic incentives, and sites for development purposes, industrial and commercial including new and expanded industrial and commercial development.

Tax Districts within this Urban Renewal Area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KEOKUK CITY/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	560067	560068	30,354,351
KEOKUK CITY AG/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	560069	560070	0
KEOKUK CITY/KEOKUK SCH/KEOKUK SR HOUSING UR TIF INCREMENT	560111	560112	1,438,173
KEOKUK CITY/KEOKUK SCH/DOWNTOWN KEOKUK UR TIF INCREMENT	560117	560118	291,547
KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT	560141	560142	3,300,109
KEOKUK CITY/KEOKUK SCH/2020 PARCEL AMENDMENT TIF INCREM	560151	560152	44,088
AMENDMENT NO. 7 SUBAREA INCREMENT	560153	560154	3,557,852

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	5,237,130	26,193,942	40,726,840	0	-32,000	72,054,412	0	72,054,412
Taxable	0	2,484,055	18,155,707	36,011,385	0	-32,000	56,547,647	0	56,547,647
Homestead Credits									36

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**398,200**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	1,667,696		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,667,696**		
Rebate Expenditures:	13,340		
Non-Rebate Expenditures:	1,018,019		
Returned to County Treasurer:	0		
Total Expenditures:	**1,031,359**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**1,034,537**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Projects For AMENDED TWIN RIVER UR

Aquatic Center

Description:	New Aquatic Center -2020 bond
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

2009-2010 Street Projects

Description:	Street Resurfacing-2020 bond
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2010 Streets and Refunding

Description:	Finish 2010 Street Projects-2020 bond
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Grand Avenue Street Project

Description:	from 4th to 15th & Grand Avenue-2020 bond
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Economic Development

Description:	Economic Development
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

SE IA Development Center

Description:	Vertical Development Park-2019 bond
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

TRI STATE VET CLINIC

Description:	TRI STATE VET CLINIC
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

J4 PROPERTIES

Description:	J4 PROPERTIES
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

2010 CSO BOND

Description:	2010 CSO BOND-Soap Creek
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

2013 WPC BOND

Description:	2013 WPC BOND
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

2015 VICTORY PARK BOND

Description:	2015 VICTORY PARK BOND
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

2024 RAND PARK BOND

Description:	2024 RAND PARK BOND
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

2023 Street Improvements

Description:	minor street improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

SID Center

Description:	sale, partial demolition, and residential redevelopment
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

MBMRE upper story housing

Description:	redevelopment grant
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

MBMRE upper story housing

Description:	redevelopment rebate
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

State Central Bank

Description:	commercial redevelopment
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

2025 Bond issue

Description:	Timea Street road and utility project
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For AMENDED TWIN RIVER UR

2016A GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	525,000
Interest:	36,609
Total:	561,609
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2030

2016B GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,545,000
Interest:	88,595
Total:	1,633,595
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2029

2019A GO Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,800,000
Interest:	734,161
Total:	2,534,161
Annual Appropriation?:	No
Date Incurred:	05/16/2019
FY of Last Payment:	2038

2020 GO Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,320,000
Interest:	111,475
Total:	1,431,475
Annual Appropriation?:	No
Date Incurred:	03/11/2020
FY of Last Payment:	2033

2010 CSO Soap Creek BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	965,000
Interest:	60,707
Total:	1,025,707
Annual Appropriation?:	No
Date Incurred:	01/20/2010
FY of Last Payment:	2031

2013 WPC BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,465,000
Interest:	145,350
Total:	3,610,350
Annual Appropriation?:	No
Date Incurred:	12/20/2013
FY of Last Payment:	2034

2015 VICTORY PARK

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,416,000
Interest:	135,256
Total:	2,551,256
Annual Appropriation?:	No
Date Incurred:	06/05/2015
FY of Last Payment:	2035

2024 RAND PARK

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,825,000
Interest:	112,363
Total:	1,937,363
Annual Appropriation?:	No
Date Incurred:	03/01/2024
FY of Last Payment:	2029

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	No
Date Incurred:	10/16/2025
FY of Last Payment:	2026

Tri-State Vet Clinic

Debt/Obligation Type:	Rebates
Principal:	36,413
Interest:	0
Total:	36,413
Annual Appropriation?:	No
Date Incurred:	04/15/2021
FY of Last Payment:	2028

State Central Bank

Debt/Obligation Type:	Rebates
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	No
Date Incurred:	11/20/2025
FY of Last Payment:	2031

MBMRE redevelopment grant

Debt/Obligation Type:	Other Debt
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	07/20/2023
FY of Last Payment:	2030

MBMRE Redevelopment

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	130,000
Interest:	0

Total:	130,000
Annual Appropriation?:	No
Date Incurred:	07/20/2023
FY of Last Payment:	2037

2025 GO Issue Timea Street

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,000,000
Interest:	2,000,000
Total:	5,000,000
Annual Appropriation?:	No
Date Incurred:	09/04/2025
FY of Last Payment:	2045

SID Center Redevelopment

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,283,000
Interest:	0
Total:	1,283,000
Annual Appropriation?:	No
Date Incurred:	06/01/2025
FY of Last Payment:	2028

Non-Rebates For AMENDED TWIN RIVER UR

TIF Expenditure Amount:	0
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	119,412
Tied To Debt:	2016A GO Issue Refunding
Tied To Project:	2009-2010 Street Projects
TIF Expenditure Amount:	404,240
Tied To Debt:	2016B GO Issue Refunding
Tied To Project:	2010 Streets and Refunding
TIF Expenditure Amount:	424,750
Tied To Debt:	2020 GO Refunding
Tied To Project:	2010 Streets and Refunding
TIF Expenditure Amount:	69,617
Tied To Debt:	2019A GO Issue
Tied To Project:	SE IA Development Center
TIF Expenditure Amount:	0
Tied To Debt:	2010 CSO Soap Creek BOND
Tied To Project:	2010 CSO BOND
TIF Expenditure Amount:	0
Tied To Debt:	2013 WPC BOND
Tied To Project:	2013 WPC BOND
TIF Expenditure Amount:	0
Tied To Debt:	2015 VICTORY PARK
Tied To Project:	2015 VICTORY PARK BOND
TIF Expenditure Amount:	0
Tied To Debt:	2024 RAND PARK
Tied To Project:	2024 RAND PARK BOND
TIF Expenditure Amount:	0
Tied To Debt:	Administrative Expenses
Tied To Project:	2023 Street Improvements

Rebates For AMENDED TWIN RIVER UR

TRI STATE VET CLINIC

TIF Expenditure Amount:	13,340
Rebate Paid To:	TRI STATE VET CLINIC
Tied To Debt:	2020 GO Refunding
Tied To Project:	TRI STATE VET CLINIC
Projected Final FY of Rebate:	2028

J4 PROPERTIES

TIF Expenditure Amount:	0
Rebate Paid To:	J4 PROPERTIES
Tied To Debt:	2020 GO Refunding
Tied To Project:	SE IA Development Center
Projected Final FY of Rebate:	2027

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name: KEOKUK CITY/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT
TIF Taxing District Inc. Number: 560068

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1991
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	07/1990
Economic Development	07/1990

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	392,980	697,390	40,340,790	0	-8,000	41,423,160	0	41,423,160
Taxable	0	186,397	411,948	35,791,645	0	-8,000	36,381,990	0	36,381,990
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	11,076,809	30,354,351	30,354,351	0	0

FY 2026 TIF Revenue Received: 1,298,744

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name: KEOKUK CITY AG/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT
TIF Taxing District Inc. Number: 560070

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	9,590	0	0	0	0

FY 2026 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name: KEOKUK CITY/KEOKUK SCH/KEOKUK SR HOUSING UR TIF INCREMENT
TIF Taxing District Inc. Number: 560112

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2003
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	08/2000
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	2,223,420	577,140	0	0	-20,000	2,728,560	0	2,728,560
Taxable	0	1,054,599	455,574	0	0	-20,000	1,438,173	0	1,438,173
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	1,224,072	1,438,173	1,438,173	0	0

FY 2026 TIF Revenue Received: 59,727

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name: KEOKUK CITY/KEOKUK SCH/DOWNTOWN KEOKUK UR TIF INCREMENT
TIF Taxing District Inc. Number: 560118
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2007
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2001

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	93,254	395,796	0	0	0	489,050	0	489,050
Taxable	0	44,232	247,315	0	0	0	291,547	0	291,547
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	114,202	291,547	291,547	0	0

FY 2026 TIF Revenue Received: 12,425

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name: KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT
TIF Taxing District Inc. Number: 560142

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	3,851,960	0	0	0	3,851,960	0	3,851,960
Taxable	0	0	3,300,109	0	0	0	3,300,109	0	3,300,109
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	167,400	3,300,109	3,300,109	0	0

FY 2026 TIF Revenue Received: 142,290

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name: KEOKUK CITY/KEOKUK SCH/2020 PARCEL AMENDMENT TIF INCREM
TIF Taxing District Inc. Number: 560152

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2022
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	07/1990
Economic Development	07/1990

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	92,950	0	0	0	92,950	0	92,950
Taxable	0	0	44,088	0	0	0	44,088	0	44,088
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	0	44,088	44,088	0	0

FY 2026 TIF Revenue Received: 1,879

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name: AMENDMENT NO. 7 SUBAREA INCREMENT
TIF Taxing District Inc. Number: 560154

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	2,527,476	20,578,706	386,050	0	-4,000	23,468,732	0	23,468,732
Taxable	0	1,198,827	13,696,673	219,740	0	-4,000	15,091,740	0	15,091,740
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	19,934,380	3,538,352	3,557,852	-19,500	-831

FY 2026 TIF Revenue Received: 152,631

COUNCIL ACTION FORM

Date: November 5, 2026

Presented By: Ferneau

Subject: Resolution Setting Hearing on Urban Renewal Plan Amendment Agenda Item: 12

Description:

The 2026 legislative session made multiple changes to the local property tax system, including to the overall structure of how Tax Increment Financing (TIF) works moving forward. Some of these changes are effective January 1, 2027, so we have been in the process of attempting to modify our Urban Renewal Plan prior to that date. One of the changes we have looked at is the expansion of our overall Urban Renewal Plan boundaries to allow projects in a wider area. Prior to adding these additional areas, along with proposed additional work such as a potential infrastructure project to the plan, a public hearing must be held on the topic. The following resolution is designed to set a Public Hearing for the Council meeting on December 3rd on the proposed Amendment No. 9 to the Plan. The resolution also provides for appropriate notification to the impacted County and School districts of the proposed change, and schedules a consultation meeting with these entities for Thursday, November 12th at 10:00 a.m. to discuss the proposed Plan amendment.

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: _____

COUNCIL ACTION FORM

Any previous Council actions:

Action	Date

Recommendation:

Recommend approval

Required Action

ORDINANCE ☐ RESOLUTION ☑ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: _____ SECONDED BY: _____

TO _____

_____

_____

CITY COUNCIL VOTES

VOTES	Ward 1	Ward 2	Ward 3	At Large 1	At Large 2	Ward 4	Ward 5	Ward 6	Ward 7
YES	☐	☐	☐	☐	☐	☐	☐	☐	☐
NO	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSENT	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	☐

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 9 TO THE AMENDED AND RESTATED TWIN RIVERS URBAN RENEWAL PLAN IN THE CITY OF KEOKUK, STATE OF IOWA

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

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

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

Beginning at the intersection of the centerline of U.S. Highway 218 and the centerline of Plank Road; thence Southeasterly along said centerline of Plank Road to the centerline of Eicher Street; thence East along said centerline of Eicher Street to the centerline of Middle Road; thence South along said centerline of Middle Road to the centerline of Washington Street; thence East along said centerline of Washington Street to the centerline of Orleans Avenue; thence Southeasterly along said centerline of Orleans Avenue to the centerline of North 17th Street; thence Northeasterly along said centerline of North 17th Street to the intersection of said centerline of North 17th Street extended and the ordinary high water mark of the Mississippi River; thence Southerly and Westerly along said ordinary high water mark of the Mississippi River to the intersection of said ordinary high water mark of the Mississippi River and the ordinary high water mark of the Des Moines River; thence West along said ordinary high water mark of the Des Moines River to the intersection of said ordinary high water mark of the Des Moines River and the West line of Section 34 in Township 65 North, Range 5 West; thence North along said West line of Section 34 to the North line of said Section 34; thence East along said North line of Section 34 to the intersection of said North line of Section 34 and the East right-of-way of U.S. Highway 61; thence South along said East right-of-way of U.S. Highway 61 to the intersection of said East right-of-way of U.S. Highway 61 and the North right-of-way of U.S. Highway 136; thence Easterly along said North right-of-way of U.S. Highway 136 to the North-South center of section lines of Sections 35, 26 and 23, Township 65 North, Range 5 West; thence north along the said North-South center of section line of Sections 35, 26 and 23 in said Township and Range to the intersection of the centerline of Johnson Street Road;

thence West along said centerline of Johnson Street Road to the centerline of U.S. Highway 61 and Johnson Street Road; thence West along said centerline of Johnson Street Road, 560 feet; thence North, 305 feet; thence West 339 feet to the center of Kindustry Road; thence South along the center of Kindustry Road 306 feet to the center of Johnson Street Road; thence West along the center of said Johnson Street Road, 514 feet; thence around the boundary of Kindustry Park through the following described courses; N 00° 13' 32" W, 773.25'; thence N 89° 54' 40" W, 169.0 feet; thence S 00° 13' 32" E, 318.95 feet; thence N 80° 08' 03" W, 503.33 feet; thence N 00° 33' 34" W, 785.29 feet to the South line of the N.W. ¼ of Section 22; thence N 89° 48' 33" W along said South line 232.49 feet; thence N 09° 29' 38" W, 280.88 feet; thence N 89° 18' E, 16.7 feet; thence N 09° 27' 38" W; 406.82 feet; thence N 00° 26' 37" W, 297.8 feet; thence S 89° 33' 23" W, 137.12 feet to the East R.O.W. line of Varner Road; thence N 00° 26' 38" W along said R.O.W., 341.18 feet to the Northwest corner of Lot 10 in Kindustry Park; thence S 89° 44' 58" E along the North line of Kindustry Park 2,487.45 feet to the Northeast corner of Lot 1 in Kindustry Park; thence continuing S 89° 44' 58" E (leaving Kindustry Park) 65 feet to the center of U.S. Highway 61; thence North along the center of said U.S. Highway 61, a distance of 5,720 feet; thence N 57° 00' E, 210 feet, more or less, to the Southwesterly R.O.W. line of the BNSF Railroad extended; thence Southeasterly along said R.O.W. line extended, 230 feet, more or less to the Northwesterly corner of the BNSF Railroad R.O.W.; thence Northeasterly, 50' to the Northeasterly R.O.W. of the BNSF Railroad; thence Southeasterly along said R.O.W. line, 290 feet more or less to a property line; thence Northeasterly along said property line, 900 feet, more or less, to the centerline of Main Street Road (U.S. Highway 218); thence Southeasterly along said centerline of U.S. Highway 218 to the point of beginning.

AMENDMENT NO. 1
Did not add or remove land.

AMENDMENT NO. 2
Removed land as follows:

Beginning at the west corner of lot 7, Fayette Square, City of Keokuk, Lee County, Iowa; thence northeasterly one-hundred and sixty feet (160') to the west corner of lot 6, thence southeasterly three hundred feet (300') to the south corner of lot 1, thence southwesterly one hundred and sixty feet (160') to the south corner of lot 12, thence northwesterly three hundred feet (300') and to the point of beginning.

AMENDMENT NO. 3
Did not add or remove land.

AMENDMENT NO. 4 SUBAREA

Beginning where the centerline of North 17th Street extended intersects the ordinary high water mark of the Mississippi River; thence Northeasterly along said

centerline of North 17th Street extended, to the middle of the main channel of the Mississippi River; thence Southerly and Westerly along said middle of the main channel of the Mississippi River to a point where the boundary line between Missouri and Iowa, if continued, would intersect; thence up the boundary line to the middle of the main channel of the Des Moines River; thence west along the middle of the main channel of the Des Moines River to the intersection of said middle of the main channel and the west line of Section 34, Township 65 North, Range 5 West; thence north along said West line of Section 34 to the ordinary high water mark of the Des Moines River; thence easter along said ordinary high water mark of the Des Moines River to the intersection the ordinary high water mark of the Mississippi River; thence easterly and northly along the ordinary high water mark of the Mississippi River to the Point of Beginning in Keokuk, Lee County, Iowa.

AMENDMENT NO. 5
Did not add or remove land.

AMENDMENT NO. 6
Removed land as follows:

Beginning at the intersection of the city boundary line in the Mississippi River and Blondeau Street extended, thence Northwesterly along the centerline of Blondeau Street to its intersection with North 1st Street, thence Southwesterly along the centerline of North 1st Street to its intersection with the centerline of the alley, extended, in Block 12, Original City of Keokuk, thence Northwesterly along the centerline line of the alleys extended in Blocks 12 and 27, Original City of Keokuk, to its intersection with the centerline of North 3rd Street, thence Northeasterly along the centerline of North 3rd Street to its intersection with the centerline of Concert Street, thence Northwesterly along the centerline of Concert Street to its intersection with the centerline of North 4th Street, thence Southwesterly along the centerline of North 4th Street to its intersection with the alley extended in Block 38, Original City of Keokuk, thence Northwesterly along the centerline of the alleys in Block 38, 63 and 95, Original City of Keokuk, extended, to its intersection with the centerline of North 7th Street, thence Southwesterly along the centerline of North 7th Street to its intersection with the centerline of the alley, extended, in Block 106, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 106 to its intersection with the centerline of North 8th Street, thence Northeasterly along the centerline of North 8th Street 50 feet to the Southwesterly boundary of the Lot line dividing Lot 1, Block 125, Original City of Keokuk, thence Northwesterly, 50 feet to the Northeasterly boundary of Lot 1, Block 125, Original City of Keokuk, thence Southwesterly 50 feet to the centerline of the alley in Block 125, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 125, Original City of Keokuk, to its intersection with the centerline of North 9th Street, thence Northeasterly to its intersection with the centerline of Blondeau Street, thence Northwesterly along the centerline of Blondeau Street to the centerline of Fayette Square fronting on Blondeau Street,

thence Southwesterly to the centerline of the alley in Fayette Square, thence Northwesterly along the centerline of the alley in Fayette Square and the alleys extended in Blocks 155 and 168, Original City of Keokuk, to its intersections with the centerline of North 12th Street, thence Northeasterly along the centerline of North 12th Street to its intersection of the centerline of Blondeau Street, thence Northwesterly along the centerline of Blondeau Street to its intersection with the centerline of North 13th Street, thence Southwesterly along the centerline of North 13th Street to its intersection with the alley extended in Block 200, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 200, Original City of Keokuk, to its intersection with the centerline of North 14th Street, thence Southwesterly along the centerline of 14th Street to its intersection with the centerline of Johnson Street, thence Southeasterly along the centerline of Johnson Street to its intersection of the centerline of South 13th Street, thence Southwesterly to its intersection with the alley extended in Block 182, Original City of Keokuk, thence Southeasterly along the centerline of the alley in Block 182, Original City of Keokuk, to its intersection with the centerline of South 12th Street, thence Northeasterly along the centerline of South 12th Street to its intersection with the centerline of Johnson Street, thence Southeasterly along the centerline of Johnson Street to its intersection with the centerline of South 4th Street, thence Southwesterly along the centerline of South 4th Street to the centerline of Exchange Street, thence Southeasterly along the centerline of Exchange Street to its intersection with the centerline of South 2nd Street, thence Southwesterly along the centerline of South 2nd Street to its intersection with the centerline of Bank Street, thence Southeasterly along the centerline of Bank Street to its intersection with the centerline of South 1st Street, thence Southwesterly along the centerline South 1st Street to its intersection with Des Moines Street extended, thence Southeasterly along the centerline of Des Moines Street to its intersection with the city boundary line in the Mississippi River, thence Northeasterly along the city boundary line in the Mississippi River to point of beginning

EXCEPT the following portion of the Downtown Urban Renewal Subarea which shall remain part of the Twin Rivers Urban Renewal Area and may continue to be referred to as the Downtown Urban Renewal Subarea:

> Lot 3 and the Easterly 21 Feet of Lot 4, Block 93, Original City of Keokuk, Lee County, Iowa
>
> And
>
> The full right of way for Main Street from 6th Street to 7th Street, including the intersections with each, and the full right of way for 6th Street from Main Street to Johnson Street including the intersections with each.

Note: the following portion of the Downtown Urban Renewal Subarea was previously removed from the Twin Rivers Urban Renewal Area by Amendment No. 2 to the Amended and Restated Twin Rivers Urban Renewal Plan in 2016 and

was placed in a separate urban renewal area – the Keokuk Senior Lofts Urban Renewal Area:

> Beginning at the west corner of lot 7, Fayette Square, City of Keokuk, Lee County, Iowa; thence northeasterly one-hundred and sixty feet (160') to the west corner of lot 6, thence southeasterly three hundred feet (300') to the south corner of lot 1, thence southwesterly one hundred and sixty feet (160') to the south corner of lot 12, thence northwesterly three hundred feet (300') and to the point of beginning.

AMENDMENT NO. 7 SUBAREA

Beginning at the intersection of the city boundary line in the Mississippi River and Blondeau Street extended, thence Northwesterly along the centerline of Blondeau Street to its intersection with North 1st Street, thence Southwesterly along the centerline of North 1st Street to its intersection with the centerline of the alley, extended, in Block 12, Original City of Keokuk, thence Northwesterly along the centerline line of the alleys extended in Blocks 12 and 27, Original City of Keokuk, to its intersection with the centerline of North 3rd Street, thence Northeasterly along the centerline of North 3rd Street to its intersection with the centerline of Concert Street, thence Northwesterly along the centerline of Concert Street to its intersection with the centerline of North 4th Street, thence Southwesterly along the centerline of North 4th Street to its intersection with the alley extended in Block 38, Original City of Keokuk, thence Northwesterly along the centerline of the alleys in Block 38, 63 and 95, Original City of Keokuk, extended, to its intersection with the centerline of North 7th Street, thence Southwesterly along the centerline of North 7th Street to its intersection with the centerline of the alley, extended, in Block 106, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 106 to its intersection with the centerline of North 8th Street, thence Northeasterly along the centerline of North 8th Street 50 feet to the Southwesterly boundary of the Lot line dividing Lot 1, Block 125, Original City of Keokuk, thence Northwesterly, 50 feet to the Northeasterly boundary of Lot 1, Block 125, Original City of Keokuk, thence Southwesterly 50 feet to the centerline of the alley in Block 125, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 125, Original City of Keokuk, to its intersection with the centerline of North 9th Street, thence Northeasterly to its intersection with the centerline of Blondeau Street, thence Northwesterly along the centerline of Blondeau Street to the centerline of Fayette Square fronting on Blondeau Street, thence Southwesterly to the centerline of the alley in Fayette Square, thence Northwesterly along the centerline of the alley in Fayette Square and the alleys extended in Blocks 155 and 168, Original City of Keokuk, to its intersections with the centerline of North 12th Street, thence Northeasterly along the centerline of North 12th Street to its intersection of the centerline of Blondeau Street, thence Northwesterly along the centerline of Blondeau Street to its intersection with the centerline of North 13th Street, thence Southwesterly along the centerline of North 13th Street to its intersection with the alley extended in Block 200, Original City of

Keokuk, thence Northwesterly along the centerline of the alley in Block 200, Original City of Keokuk, to its intersection with the centerline of North 14th Street, thence Southwesterly along the centerline of 14th Street to its intersection with the centerline of Johnson Street, thence Southeasterly along the centerline of Johnson Street to its intersection of the centerline of South 13th Street, thence Southwesterly to its intersection with the alley extended in Block 182, Original City of Keokuk, thence Southeasterly along the centerline of the alley in Block 182, Original City of Keokuk, to its intersection with the centerline of South 12th Street, thence Northeasterly along the centerline of South 12th Street to its intersection with the centerline of Johnson Street, thence Southeasterly along the centerline of Johnson Street to its intersection with the centerline of South 4th Street, thence Southwesterly along the centerline of South 4th Street to the centerline of Exchange Street, thence Southeasterly along the centerline of Exchange Street to its intersection with the centerline of South 2nd Street, thence Southwesterly along the centerline of South 2nd Street to its intersection with the centerline of Bank Street, thence Southeasterly along the centerline of Bank Street to its intersection with the centerline of South 1st Street, thence Southwesterly along the centerline South 1st Street to its intersection with Des Moines Street extended, thence Southeasterly along the centerline of Des Moines Street to its intersection with the city boundary line in the Mississippi River, thence Northeasterly along the city boundary line in the Mississippi River to point of beginning

EXCEPT the following property which was NOT removed by Amendment No. 6 to the Amended and Restated Twin Rivers Urban Renewal Plan and remains part of the Twin Rivers Urban Renewal Area and continues to be referred to as the Downtown Urban Renewal Subarea:

> Lot 3 and the Easterly 21 Feet of Lot 4, Block 93, Original City of Keokuk, Lee County, Iowa
>
> And
>
> The full right of way for Main Street from 6th Street to 7th Street, including the intersections with each, and the full right of way for 6th Street from Main Street to Johnson Street including the intersections with each.

AND EXCEPT the following property that was previously removed from the Twin Rivers Urban Renewal Area by Amendment No. 2 to the Amended and Restated Twin Rivers Urban Renewal Plan in 2016 and was placed in a separate urban renewal area – the Keokuk Senior Lofts Urban Renewal Area:

> Beginning at the west corner of lot 7, Fayette Square, City of Keokuk, Lee County, Iowa; thence northeasterly one-hundred and sixty feet (160') to the west corner of lot 6, thence southeasterly three hundred feet (300') to the south corner of lot 1, thence southwesterly one hundred and sixty feet (160')

to the south corner of lot 12, thence northwesterly three hundred feet (300') and to the point of beginning.

AMENDMENT NO. 8
Did not add or remove.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 9 to the Plan ("Amendment No. 9" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add land to the Urban Renewal Area, add additional objectives to the Plan, and to authorize additional projects to be undertaken within the Urban Renewal Area; and

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

WHEREAS, this proposed Amendment No. 9 adds the following land to the Urban Renewal Area:

The Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼);

The South Half (S ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼); and

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), excepting therefrom the following:

Beginning at the Southwest corner of said Southeast Quarter; thence North 963.78 feet; thence East 285 feet; thence South 738.78 feet; thence East 98.8 feet; thence South 225 feet; thence West 383.80 feet to point of beginning, and

Also excepting therefrom, the following:

Beginning at the intersection of the East line of said Southwest ¼ of the Southeast ¼ with the North right-of-way line of Messenger Road in the City of Keokuk in said Lee County, Iowa; thence South 90°00' West, along said right-of-way line, 928.51 feet; thence North 00°40' West, 192.00 feet; thence South 90°00' West, parallel with said right-of-way line, 98.80 feet; thence North 00°40' West, 583.05 feet; thence North 90°00' East, parallel with said right-of-way line, 351.57 feet; thence South 00°00' East, 35.00 feet; thence North 90°00' East, parallel with said right-of-way line, 675.98 feet to the East line of said Southwest ¼ of the Southeast ¼; thence South 00°40' East, along said East line 740.05 feet, to the Point of Beginning, containing 17.30 Acres,

all in Section Fourteen (14), Township Sixty-five (65) North, Range Five (5) West of the Fifth Principal Meridian, Lee County, Iowa.

AND

The full right of way for Messenger Road from its intersection with Plank Road proceeding east to Timberline Drive and the full right of way of Timberline Drive from its intersection with Messenger Road proceeding north to its terminus just north of N. Oak Drive.

AND

A parcel of land located in the SW1/4 SE1/4 of Section 10, T65N, R5W of the 5th P.M., Lee County, Iowa, more particularly described as follows:

> Commencing at the South ¼ corner of said Section 10; thence N00°26'35"W, 477.52 feet along the West line of the SE1/4 of said Section 10; thence S34°19'24"E, 129.46 feet to the Point of Beginning, thence continuing S34°19'24"E, 233.80 feet to the presently established northerly Right of Way line of Primary Road U.S. 218; thence N04°02'44"E, 207.32 feet along said Right of Way line; thence N22°57'10"W, 465.07 feet along said Right of Way line, thence southerly 295.58 feet along a 2814.79 foot radius curve concave easterly having a long chord of 295.45 feet bearing S03°30'40"E; thence S06°31'10"E, 148.04 feet to the Point of Beginning, containing 1.138 acres, more or less. Note: The West line of the SE1/4 of said Section 10 is assumed to bear N00°26'35"W;

AND

A tract of land lying partly in the Northeast Quarter (NE ¼) of Section Fifteen (15) and partly in the Southeast Quarter (SE ¼) of Section Ten (10), all in Township Sixty-five (65) North, Range Five (5) West of the Fifth Principal Meridian, Lee County, Iowa, and fronting on the Northeasterly side of Highways #218 and 61 and on the East side of a county road; and described by the following metes and bounds:

> Commencing at the South Quarter Corner of said Section Ten (10); thence North One Thousand Two Hundred Sixteen and Nine-tenths (1216.9) feet to the point of beginning located on the West line of said Southeast Quarter (SE ¼) of Section Ten (10) and centerline of a county road; thence South Eighty-nine (89) Degrees Eighteen and One-half (18 ½) Minutes East, Five Hundred Fifty and Three-tenths (550.3) feet with the line of an existing fence to a fence corner; thence South Zero (00) Degrees Fifteen (15) Minutes West, One Thousand Three Hundred Sixty-two and Two-tenths (1362.2) feet with an existing fence line to a point on the North-easterly right of way line of U.S. Highways #218 and #61, located Seventy-five (75) feet normal to the centerline of highways; thence with said right of way the following courses and distances: North Fifty-three (53) Degrees Forty-two and One-half (42 ½) Minutes West, Two Hundred Twenty-nine and Four-tenths (229.4) feet to a point located Eighty-five (85) feet normal to the centerline of highways; North Fifty-six (56) Degrees Twelve and One-half

(12 ½) Minutes West, Two Hundred Ten (210.0) feet parallel and Eighty-five (85) feet from said centerline; North Four (04) Degrees Two and One-half (2 ½) Minutes East, Two Hundred Eighty-two and Two-tenths (282.2) feet to a point located Three Hundred Thirty (330) feet normal to said centerline; thence North Twenty-four (24) Degrees Fifty-three and One-half (53 ½) Minutes West, Four Hundred Ninety-seven and Four-tenths (497.4) feet to the Quarter Section Line and centerline of the county road; thence North Zero (00) Degrees Forty-one and One-half (41 ½) Minutes East, Three Hundred Eighty-three and Five-tenths (383.5) feet with the Quarter Section Line to the point of beginning, and containing Twelve and Seventy-four hundredths (12.74) acres, of which the West Thirty-three (33) feet adjacent to the Quarter Section Line is subject to county road easement,

Including the following:

Commencing at the North Quarter Corner of said Section Fifteen (15); thence South Ninety (90) Degrees Zero (00) Minutes East, Three Hundred Forty-nine and Three-tenths (349.3) feet along the north line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section Fifteen (15) to the presently established northeasterly right of way line of Primary Road No. U.S. 61 and 218, to the Point of Beginning; thence South Fifty-six (56) Degrees Twelve (12) Minutes East, Twenty-four and Nine-tenths (24.9) feet along said right of way line; thence South Fifty-three (53) Degrees Twenty-eight (28) Minutes East, Two Hundred Nine and Six-tenths (209.6) feet along said right of way line to the westerly line of a certain tract of land described in Book 151, page 24 in the Office of the Lee County Recorder; thence North Zero (00) Degrees Fifty (50) Minutes West, Fifty-four and Seven-tenths (54.7) feet along said westerly line; thence North Fifty-six (56) Degrees Twelve (12) Minutes West, One Hundred Fifty-one (151.0) feet to the south line of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of said Section Ten (10); thence continuing North Fifty-six (56) Degrees Twelve (12) Minutes West One Hundred Sixty-one and Seven-tenths (161.7) feet; thence North Forty-one (41) Degrees Eighteen and One-fourth (18 ¼) Minutes West, One Hundred Sixteen and Seven-tenths (116.7) feet to the presently established Northeasterly right of way line of Primary Road No. U.S. 61 and 218; thence South Four (04) Degrees Three and One-fourth (03 ¼) Minutes West, Seventy-four and Nine-tenths (74.9) feet along said right of way line; thence South Fifty-six (56) Degrees Twelve (12) Minutes East, One Hundred Eighty-five and One-tenth (185.1) feet along said right of way line to the Point of beginning; containing Four-tenths (0.4) acre, more or less.

AND

The full right of way of Main Street/Highway 218 from its intersection with 258th Avenue northwest to its intersection with Wirtz Lane.

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners will be obtained; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 9 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 9 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal activities under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 9 required by Section 403.5(2), Code of Iowa, as amended, shall be held on November 12, 2026, in the Council Chambers, City Hall, 501 Main Street, Keokuk, Iowa, at 10:00 A.M., and the City Administrator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 9, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF KEOKUK, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 9 TO THE AMENDED AND RESTATED TWIN RIVERS URBAN RENEWAL PLAN FOR THE CITY OF KEOKUK, STATE OF IOWA

The City of Keokuk, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:00 A.M. on November 12, 2026, in the Council Chambers, City Hall, 501 Main Street, Keokuk, Iowa concerning a proposed Amendment No. 9 to the Amended and Restated Twin Rivers Urban Renewal Plan for the Twin Rivers Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator, or his delegate, as the designated representative of the City of Keokuk, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 9 to the Amended and Restated Twin Rivers Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Keokuk, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this 5th day of November 2026.

_____

City Clerk, City of Keokuk, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 9 before the City Council at its meeting which commences at 5:30 P.M. on December 3, 2026, in the Council Chambers, City Hall, 501 Main Street, Keokuk, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Daily Gate City, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 9 TO THE AMENDED AND RESTATED TWIN RIVERS URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF KEOKUK, STATE OF IOWA

The City Council of the City of Keokuk, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on December 3, 2026 in the Council Chambers, City Hall, 501 Main Street, Keokuk, Iowa, to consider adoption of a proposed Amendment No. 9 to the Amended and Restated Twin Rivers Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Keokuk, State of Iowa.

Amendment No. 9 to the Urban Renewal Plan proposes to add the land legally described as follows to the Urban Renewal Area:

The Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼);

The South Half (S ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼); and

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), excepting therefrom the following:

Beginning at the Southwest corner of said Southeast Quarter; thence North 963.78 feet; thence East 285 feet; thence South 738.78 feet; thence East 98.8 feet; thence South 225 feet; thence West 383.80 feet to point of beginning, and

Also excepting therefrom, 5the following:

Beginning at the intersection of the East line of said Southwest ¼ of the Southeast ¼ with the North right-of-way line of Messenger Road in the City of Keokuk in said Lee County, Iowa; thence South 90°00' West, along said right-of-way line, 928.51 feet; thence North 00°40' West, 192.00 feet; thence South 90°00' West, parallel with said right-of-way line, 98.80 feet; thence North 00°40' West, 583.05 feet; thence North 90°00' East, parallel with said right-of-way line, 351.57 feet; thence South 00°00' East, 35.00 feet; thence North 90°00' East, parallel with said right-of-way line, 675.98 feet to the East line of said Southwest ¼ of the Southeast ¼; thence South 00°40' East, along said East line 740.05 feet, to the Point of Beginning, containing 17.30 Acres,

all in Section Fourteen (14), Township Sixty-five (65) North, Range Five (5) West of the Fifth Principal Meridian, Lee County, Iowa.

AND

The full right of way for Messenger Road from its intersection with Plank Road proceeding east to Timberline Drive and the full right of way of Timberline Drive from its intersection with Messenger Road proceeding north to its terminus just north of N. Oak Drive.

AND

A parcel of land located in the SW1/4 SE1/4 of Section 10, T65N, R5W of the 5th P.M., Lee County, Iowa, more particularly described as follows:

> Commencing at the South ¼ corner of said Section 10; thence N00°26'35"W, 477.52 feet along the West line of the SE1/4 of said Section 10; thence S34°19'24"E, 129.46 feet to the Point of Beginning, thence continuing S34°19'24"E, 233.80 feet to the presently established northerly Right of Way line of Primary Road U.S. 218; thence N04°02'44"E, 207.32 feet along said Right of Way line; thence N22°57'10"W, 465.07 feet along said Right of Way line, thence southerly 295.58 feet along a 2814.79 foot radius curve concave easterly having a long chord of 295.45 feet bearing S03°30'40"E; thence S06°31'10"E, 148.04 feet to the Point of Beginning, containing 1.138 acres, more or less. Note: The West line of the SE1/4 of said Section 10 is assumed to bear N00°26'35"W;

AND

A tract of land lying partly in the Northeast Quarter (NE ¼) of Section Fifteen (15) and partly in the Southeast Quarter (SE ¼) of Section Ten (10), all in Township Sixty-five (65) North, Range Five (5) West of the Fifth Principal Meridian, Lee County, Iowa, and fronting on the Northeasterly side of Highways #218 and 61 and on the East side of a county road; and described by the following metes and bounds:

> Commencing at the South Quarter Corner of said Section Ten (10); thence North One Thousand Two Hundred Sixteen and Nine-tenths (1216.9) feet to the point of beginning located on the West line of said Southeast Quarter (SE ¼) of Section Ten (10) and centerline of a county road; thence South Eighty-nine (89) Degrees Eighteen and One-half (18 ½) Minutes East, Five Hundred Fifty and Three-tenths (550.3) feet with the line of an existing fence to a fence corner; thence South Zero (00) Degrees Fifteen (15) Minutes West, One Thousand Three Hundred Sixty-two and Two-tenths (1362.2) feet with an existing fence line to a point on the North-easterly right of way line of U.S. Highways #218 and #61, located Seventy-five (75) feet normal to the centerline of highways; thence with said right of way the following courses and distances: North Fifty-three (53) Degrees Forty-two and One-half (42 ½) Minutes West, Two Hundred Twenty-nine and Four-tenths (229.4) feet to a point located Eighty-five (85) feet normal to the centerline of highways; North Fifty-six (56) Degrees Twelve and One-half (12 ½) Minutes West, Two Hundred Ten (210.0) feet parallel and Eighty-

five (85) feet from said centerline; North Four (04) Degrees Two and One-half (2 ½) Minutes East, Two Hundred Eighty-two and Two-tenths (282.2) feet to a point located Three Hundred Thirty (330) feet normal to said centerline; thence North Twenty-four (24) Degrees Fifty-three and One-half (53 ½) Minutes West, Four Hundred Ninety-seven and Four-tenths (497.4) feet to the Quarter Section Line and centerline of the county road; thence North Zero (00) Degrees Forty-one and One-half (41 ½) Minutes East, Three Hundred Eighty-three and Five-tenths (383.5) feet with the Quarter Section Line to the point of beginning, and containing Twelve and Seventy-four hundredths (12.74) acres, of which the West Thirty-three (33) feet adjacent to the Quarter Section Line is subject to county road easement,

Including the following:

Commencing at the North Quarter Corner of said Section Fifteen (15); thence South Ninety (90) Degrees Zero (00) Minutes East, Three Hundred Forty-nine and Three-tenths (349.3) feet along the north line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section Fifteen (15) to the presently established northeasterly right of way line of Primary Road No. U.S. 61 and 218, to the Point of Beginning; thence South Fifty-six (56) Degrees Twelve (12) Minutes East, Twenty-four and Nine-tenths (24.9) feet along said right of way line; thence South Fifty-three (53) Degrees Twenty-eight (28) Minutes East, Two Hundred Nine and Six-tenths (209.6) feet along said right of way line to the westerly line of a certain tract of land described in Book 151, page 24 in the Office of the Lee County Recorder; thence North Zero (00) Degrees Fifty (50) Minutes West, Fifty-four and Seven-tenths (54.7) feet along said westerly line; thence North Fifty-six (56) Degrees Twelve (12) Minutes West, One Hundred Fifty-one (151.0) feet to the south line of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of said Section Ten (10); thence continuing North Fifty-six (56) Degrees Twelve (12) Minutes West One Hundred Sixty-one and Seven-tenths (161.7) feet; thence North Forty-one (41) Degrees Eighteen and One-fourth (18 ¼) Minutes West, One Hundred Sixteen and Seven-tenths (116.7) feet to the presently established Northeasterly right of way line of Primary Road No. U.S. 61 and 218; thence South Four (04) Degrees Three and One-fourth (03 ¼) Minutes West, Seventy-four and Nine-tenths (74.9) feet along said right of way line; thence South Fifty-six (56) Degrees Twelve (12) Minutes East, One Hundred Eighty-five and One-tenth (185.1) feet along said right of way line to the Point of beginning; containing Four-tenths (0.4) acre, more or less.

AND

The full right of way of Main Street/Highway 218 from its intersection with 258th Avenue northwest to its intersection with Wirtz Lane.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Keokuk, Iowa.

The City of Keokuk, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 9 would add land to the Urban Renewal Area, add additional objectives to the Plan, and to authorize additional projects to be undertaken within the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Keokuk, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 5th day of November 2026.

_____

City Clerk, City of Keokuk, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 9, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 9 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 5th day of November 2026.

_____
Mark Smidt, Mayor

ATTEST:

_____
Celeste El Anfaoui, City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LEE)

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

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

_____
City Clerk, City of Keokuk, State of Iowa

(SEAL)

4924-4552-2140-1\10787-104

AMENDMENT NO. 9

to the

AMENDED AND RESTATED TWIN RIVERS URBAN RENEWAL PLAN

for the

TWIN RIVERS

URBAN RENEWAL AREA

CITY OF KEOKUK, IOWA

Original Area - 1990
Amended and Restated - 2008
Amendment #1 - 2013
Amendment #2 - 2016
Amendment #3 – 2018
Amendment #4 - 2019
Amendment #5 - 2020
Amendment #6 – 2021
Amendment #7 – 2022
Amendment #8 – 2025
Amendment #9 - 2026

Final

AMENDMENT NO. 9
to the
AMENDED AND RESTATED TWIN RIVERS URBAN RENEWAL PLAN
for the
TWIN RIVERS URBAN RENEWAL AREA
CITY OF KEOKUK, IOWA

The Amended and Restated Twin Rivers Urban Renewal Plan for the Twin Rivers Urban Renewal Area ("Twin Rivers Area" or "Urban Renewal Area") was originally adopted in 2008 when four previously separate urban renewal areas (the original Twin Rivers Urban Renewal Area, the Keokuk Senior Housing Limited Partnership Development Area, the Keokuk Downtown Urban Renewal Area, and the North Main Street Urban Renewal Area) were unified into a single urban renewal area and additional property was added to the unified area. At that time, the plan for the unified urban renewal area was renamed as the Amended and Restated Twin Rivers Urban Renewal Plan ("Plan," "Urban Renewal Plan," or "Amended and Restated Plan"). The Urban Renewal Plan has been amended eight times.

The City is further amending the Urban Renewal Plan with the adoption of this Amendment No. 9 to the Plan ("Amendment No. 9" or "Amendment") to add land to the Urban Renewal Area, add additional objectives to the Plan, and to authorize additional projects to be undertaken within the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF THE URBAN RENEWAL AREA

The property included in the original plans and the property added by amendments may be referred to as "Subareas" of the Urban Renewal Area. The land being added to the Urban Renewal Area by this Amendment may be referred to as the "Amendment No. 9 Subarea." The Subareas make up the total Urban Renewal Area.

The legal description of the Amendment No. 9 Subarea is attached hereto as Exhibit A. A map of the Urban Renewal Area, as amended, is attached as Exhibit B.

AREA DESIGNATION

With the adoption of the Urban Renewal Plan, the City designated the Urban Renewal Area as an area that is appropriate for the promotion of economic development and blight remediation. In the original Urban Renewal Plan, the primary economic development being pursued was commercial and industrial development. However, housing and residential development is another form of economic development that is suitable in an urban renewal area that is appropriate for the promotion of economic development.

This Amendment No. 9 makes no change to the designation of the Urban Renewal Area as an area that is appropriate for the promotion of economic development and blight remediation, but clarifies that the City intends to promote housing and residential development, as well as commercial and industrial development, within the Area.

The Amendment No. 9 Subarea is appropriate for economic development (commercial, residential, and industrial). The Urban Renewal Area, as amended, continues to be a mixed economic development and blighted area. This Amendment makes no change to the designation for the Twin Rivers Area as a whole.

BASE VALUE

The base value for the purposes of Tax Increment Financing ("TIF") of the property in the Amendment No. 9 Subarea shall be the assessed value as of January 1 of the calendar year preceding the year in which the property is added to the applicable TIF ordinance, if the Amendment No. 9 Subarea is added to the TIF ordinance. Nothing in this Amendment otherwise affects the already established frozen base value for any other Subarea previously added to a TIF ordinance for the Area.

DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole outlined in the Keokuk Comprehensive Plan, adopted in June 2018. The Urban Renewal Plan, as amended by this Amendment, is in conformity with the City's Comprehensive Plan.

The Plan, as amended, does not in any way replace the City's current land use planning or zoning regulation process.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in this Plan, as amended. As the Urban Renewal Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PLAN OBJECTIVES

In addition to the Plan Objectives previously stated in the Plan, as amended, additional objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may, in turn, attract and retain area industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Sioux Center.

2. To improve housing conditions and increase housing opportunities for LMI families and/or individuals.

3. To encourage residential development of all price points that meets the needs of a growing population, while preserving the character of the community.

ELIGIBLE URBAN RENEWAL PROJECTS
(Amendment No. 9 to the Urban Renewal Plan)

Nothing in this Amendment alters or negates any projects previously identified or approved in the Plan or any prior amendment thereto. Although certain project activities may occur over a period of years, the additional urban renewal projects identified under this Amendment No. 9 include:

1. Public Improvements:

Project	Estimated Project Date	Estimated Cost	Rationale
Roadway, water, sewer, and lift station extension/upgrade for residential subdivision in a portion of the Amendment No. 9 Subarea.	2027-2029	$5,000,000	Roadway and utility improvements necessary to expand residential housing.
Total		$5,000,000	

2. Development Agreements:

After the date of this Amendment, the City expects to consider requests for Development Agreements for projects that are consistent with the Plan, as amended, in the City's sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by the Plan, including but not limited to land, loans, grants, tax rebates, infrastructure

assistance and other incentives. The costs of such future Development Agreements will not exceed $2,000,000.

3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support the urban renewal project and planning:

Project	Estimated Date	Estimated Cost to be funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed $25,000

FINANCIAL DATA

1.	Current constitutional debt limit:	$38,356,257
2.	Current outstanding general obligation debt:	$25,041,000
3.	Proposed amount of indebtedness to be incurred by the City: A specific amount of debt to be incurred by the City for the Eligible Urban Renewal Projects (Amendment No. 9) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects (Amendment No. 9) to the City as described above will be approximately as stated in the next column:	$7,025,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

AGRICULTURAL LAND

Because the Amendment No. 9 Subarea contains land that is defined as "agricultural land" by the *Code of Iowa* Section 403.17(3), the City has requested the owners of the agricultural land proposed to be added to the Urban Renewal Area by this Amendment No. 9 to provide their consent in the form of an agreement in which the agricultural land owner agrees to allow the City to include real property, defined as "agricultural land," in the Urban Renewal Area. A copy of the executed agreement will be attached hereto as Exhibit "C." The original signed agreement will be on file at the City Clerk's office. To the extent any land that would otherwise qualify as agricultural land is owned by the City, the City consents to the inclusion of the land in the Urban Renewal Area through the adoption of this Amendment.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal projects. These include:

A. Tax Increment Financing.
Under Section 403.19 of the *Code of Iowa*, cities may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives (such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects), or other urban renewal projects identified in this Urban Renewal Plan.

Upon creation of a tax increment financing district within the Urban Renewal Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The "frozen base value" is the assessed value of the taxable property covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies to the County Auditor the amount of any debt on the Area. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

The division of revenues shall continue pursuant to the terms of each TIF ordinance for the maximum period allowed by law. Because the Urban Renewal Area is designated as both blighted and appropriate for economic development, there is no statutory, durational limit on the division of revenue with respect to any portion of the Urban Renewal Area **in a TIF ordinance prior to May 18, 2026**. With respect to any property in the Urban Renewal Area, as amended, **which is included in an ordinance adopted on or after May 18, 2026**, including the Amendment No. 9 Subarea, the use of incremental property tax revenues or the "division of revenue," as those words are used in Iowa Code Chapter 403, is limited to twenty-three (23) years. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Iowa Code) by the City for activities carried out under the Plan, as amended, shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law. The City may use several TIF ordinances within the Area, based on when development occurs, and each TIF ordinance will have its own base value date and expiration or sunset date.

B. General Obligation Bonds and Other Obligations.
Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Urban Renewal Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making

loans or grants of public funds to private businesses located in the Area for urban renewal projects.

C. Advances for Urban Renewal Projects.
Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

EFFECTIVE PERIOD

This Amendment No. 9 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Amended and Restated Plan, any prior amendment, resolution, or document, the Amended and Restated Plan and Area, as amended, shall remain in effect until terminated by the City Council.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Amended and Restated Plan or any previous amendments in conflict with this Amendment are hereby repealed.

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Amended and Restated Plan as a whole or the previous amendments to the Amended and Restated Plan, or any part of the Amendment not determined to be invalid or unconstitutional.

EXHIBIT A
LAND TO BE ADDED BY AMENDMENT NO. 9
TWIN RIVERS URBAN RENEWAL AREA

The Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼);

The South Half (S ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼); and

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), excepting therefrom the following:

Beginning at the Southwest corner of said Southeast Quarter; thence North 963.78 feet; thence East 285 feet; thence South 738.78 feet; thence East 98.8 feet; thence South 225 feet; thence West 383.80 feet to point of beginning, and

Also excepting therefrom the following:

Beginning at the intersection of the East line of said Southwest ¼ of the Southeast ¼ with the North right-of-way line of Messenger Road in the City of Keokuk in said Lee County, Iowa; thence South 90°00' West, along said right-of-way line, 928.51 feet; thence North 00°40' West, 192.00 feet; thence South 90°00' West, parallel with said right-of-way line, 98.80 feet; thence North 00°40' West, 583.05 feet; thence North 90°00' East, parallel with said right-of-way line, 351.57 feet; thence South 00°00' East, 35.00 feet; thence North 90°00' East, parallel with said right-of-way line, 675.98 feet to the East line of said Southwest ¼ of the Southeast ¼; thence South 00°40' East, along said East line 740.05 feet, to the Point of Beginning, containing 17.30 Acres,

all in Section Fourteen (14), Township Sixty-five (65) North, Range Five (5) West of the Fifth Principal Meridian, Lee County, Iowa.

AND

The full right of way for Messenger Road from its intersection with Plank Road proceeding east to Timberline Drive and the full right of way of Timberline Drive from its intersection with Messenger Road proceeding north to its terminus just north of N. Oak Drive.

AND

A parcel of land located in the SW1/4 SE1/4 of Section 10, T65N, R5W of the 5th P.M., Lee County, Iowa, more particularly described as follows:

Commencing at the South ¼ corner of said Section 10; thence N00°26’35”W, 477.52 feet along the West line of the SE1/4 of said Section 10; thence S34°19’24”E, 129.46 feet to the Point of Beginning, thence continuing S34°19’24”E, 233.80 feet to the presently established northerly Right of Way line of Primary Road U.S. 218; thence N04°02’44”E, 207.32 feet along said Right of Way line; thence N22°57’10”W, 465.07 feet along said Right of Way line, thence southerly 295.58 feet along a 2814.79 foot radius curve concave easterly having a long chord of 295.45 feet bearing S03°30’40”E; thence S06°31’10”E, 148.04 feet to the Point of Beginning, containing 1.138 acres, more or less. Note: The West line of the SE1/4 of said Section 10 is assumed to bear N00°26’35”W;

AND

A tract of land lying partly in the Northeast Quarter (NE ¼) of Section Fifteen (15) and partly in the Southeast Quarter (SE ¼) of Section Ten (10), all in Township Sixty-five (65) North, Range Five (5) West of the Fifth Principal Meridian, Lee County, Iowa, and fronting on the Northeasterly side of Highways #218 and 61 and on the East side of a county road; and described by the following metes and bounds:

Commencing at the South Quarter Corner of said Section Ten (10); thence North One Thousand Two Hundred Sixteen and Nine-tenths (1216.9) feet to the point of beginning located on the West line of said Southeast Quarter (SE ¼) of Section Ten (10) and centerline of a county road; thence South Eighty-nine (89) Degrees Eighteen and One-half (18 ½) Minutes East, Five Hundred Fifty and Three-tenths (550.3) feet with the line of an existing fence to a fence corner; thence South Zero (00) Degrees Fifteen (15) Minutes West, One Thousand Three Hundred Sixty-two and Two-tenths (1362.2) feet with an existing fence line to a point on the North-easterly right of way line of U.S. Highways #218 and #61, located Seventy-five (75) feet normal to the centerline of highways; thence with said right of way the following courses and distances: North Fifty-three (53) Degrees Forty-two and One-half (42 ½) Minutes West, Two Hundred Twenty-nine and Four-tenths (229.4) feet to a point located Eighty-five (85) feet normal to the centerline of highways; North Fifty-six (56) Degrees Twelve and One-half (12 ½) Minutes West, Two Hundred Ten (210.0) feet parallel and Eighty-five (85) feet from said centerline; North Four (04) Degrees Two and One-half (2 ½) Minutes East, Two Hundred Eighty-two and Two-tenths (282.2) feet to a point located Three Hundred Thirty (330) feet normal to said centerline; thence North Twenty-four (24) Degrees Fifty-three and One-half (53 ½) Minutes West, Four Hundred Ninety-seven and Four-tenths (497.4) feet to the Quarter Section Line and centerline of the county road; thence North Zero (00) Degrees Forty-one and One-half (41 ½) Minutes East, Three Hundred Eighty-three and Five-tenths (383.5) feet with the Quarter Section Line to the point of beginning, and containing Twelve and Seventy-

four hundredths (12.74) acres, of which the West Thirty-three (33) feet adjacent to the Quarter Section Line is subject to county road easement,

Including the following:

Commencing at the North Quarter Corner of said Section Fifteen (15); thence South Ninety (90) Degrees Zero (00) Minutes East, Three Hundred Forty-nine and Three-tenths (349.3) feet along the north line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section Fifteen (15) to the presently established northeasterly right of way line of Primary Road No. U.S. 61 and 218, to the Point of Beginning; thence South Fifty-six (56) Degrees Twelve (12) Minutes East, Twenty-four and Nine-tenths (24.9) feet along said right of way line; thence South Fifty-three (53) Degrees Twenty-eight (28) Minutes East, Two Hundred Nine and Six-tenths (209.6) feet along said right of way line to the westerly line of a certain tract of land described in Book 151, page 24 in the Office of the Lee County Recorder; thence North Zero (00) Degrees Fifty (50) Minutes West, Fifty-four and Seven-tenths (54.7) feet along said westerly line; thence North Fifty-six (56) Degrees Twelve (12) Minutes West, One Hundred Fifty-one (151.0) feet to the south line of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of said Section Ten (10); thence continuing North Fifty-six (56) Degrees Twelve (12) Minutes West One Hundred Sixty-one and Seven-tenths (161.7) feet; thence North Forty-one (41) Degrees Eighteen and One-fourth (18 ¼) Minutes West, One Hundred Sixteen and Seven-tenths (116.7) feet to the presently established Northeasterly right of way line of Primary Road No. U.S. 61 and 218; thence South Four (04) Degrees Three and One-fourth (03 ¼) Minutes West, Seventy-four and Nine-tenths (74.9) feet along said right of way line; thence South Fifty-six (56) Degrees Twelve (12) Minutes East, One Hundred Eighty-five and One-tenth (185.1) feet along said right of way line to the Point of beginning; containing Four-tenths (0.4) acre, more or less.

AND

The full right of way of Main Street/Highway 218 from its intersection with 258th Avenue northwest to its intersection with Wirtz Lane.

EXHIBIT B
MAP OF AMENDMENT NO. 9 SUBAREA TO BE ADDED TO THE TWIN RIVERS URBAN RENEWAL AREA

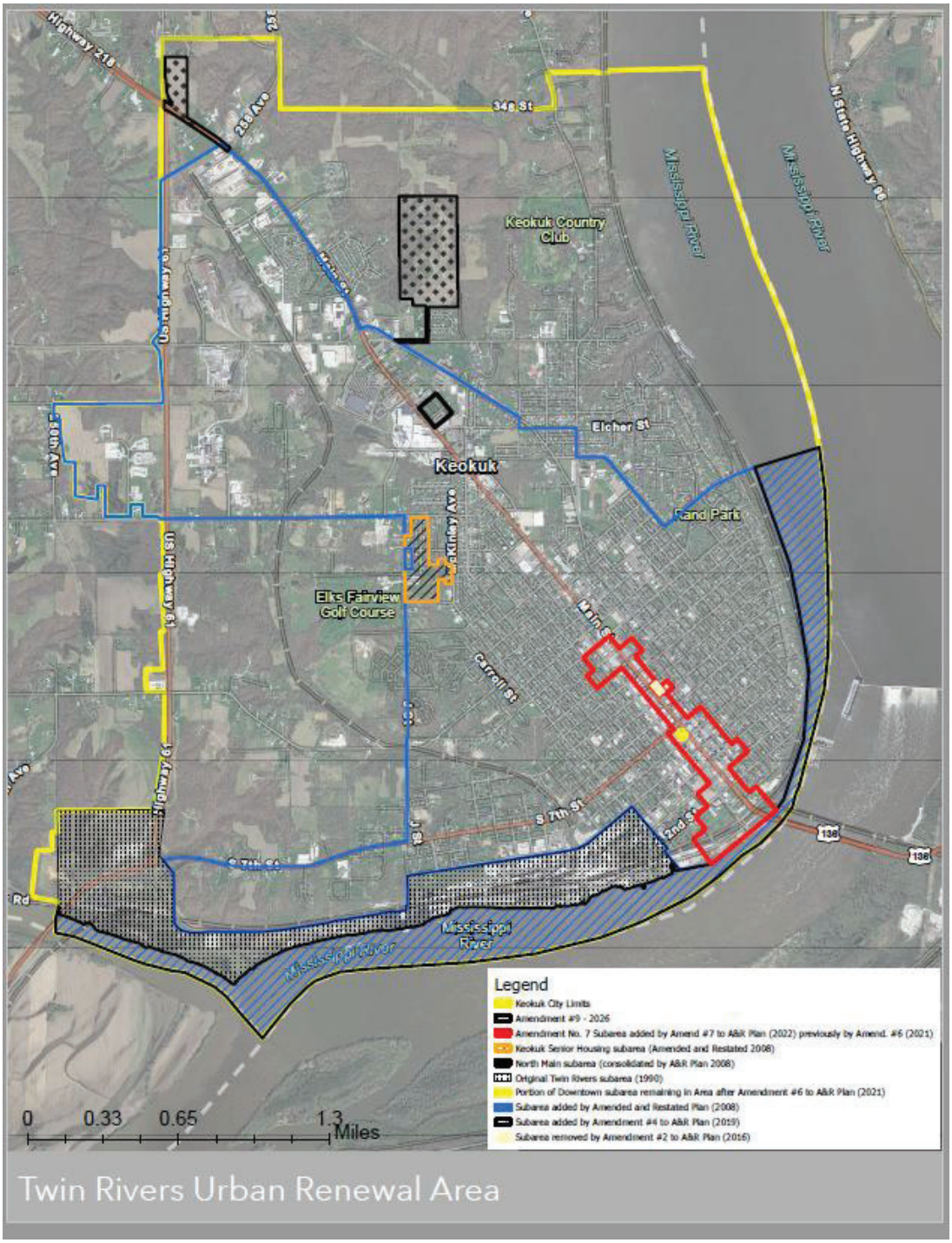


EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE TWIN RIVERS URBAN RENEWAL AREA

WHEREAS, the City of Keokuk, Iowa, (the "City") has established the Twin Rivers Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, pursuant to a proposed Amendment No. 9 to the Urban Renewal Plan for the Area, the City has proposed to add to the Urban Renewal Area certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition of "agricultural land" as defined in Section 403.17(3) of the Code of Iowa, until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be added to the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property proposed to be added to the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Keokuk, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Keokuk, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this _____ day of _____, 2026.

Name of Agricultural Land Owner: _____
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: _____ Date: _____

Print Name: _____

Witness: _____

4914-6217-9289-1\10787-104

COUNCIL ACTION FORM

Date: 11-5-2026

Presented By: Tom Wills

Subject: Primary Turntable

Agenda Item: 13

Description:

The last of the remaining primary turntables needs to be replaced. We solicited three bids and received two. The lowest bid was from DBS Manufacturing in Clayton County, Georgia for $41,990.00. References were contacted and no negative feedback was given, only positive.

FINANCIAL

Is this a budgeted item? YES ☑ NO ☐

Line Item #: 613-815-6790 Title: Capital Projects

Amount Budgeted: $45,000

Actual Cost: $41,900

Under/Over: N/A

Funding Sources:

Capital Project Fund Balance

Departments:

Water Resource Recovery Facility

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

COUNCIL ACTION FORM

Any previous Council actions:

Action	Date

Recommendation:

Recommend Approval

Required Action

ORDINANCE ☐ RESOLUTION ☑ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: _____ SECONDED BY: _____

TO _____

_____

_____

CITY COUNCIL VOTES

VOTES	Ward 1	Ward 2	Ward 3	At Large 1	At Large 2	Ward 4	Ward 5	Ward 6	Ward 7
YES	☐	☐	☐	☐	☐	☐	☐	☐	☐
NO	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSENT	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	☐

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE PURCHASE OF A DBS D30-AL TURNTABLE DRIVE UNIT FOR THE CITY OF KEOKUK WASTEWATER TREATMENT PLANT

WHEREAS, the City of Keokuk operates a primary clarifier at the Wastewater Treatment Plant utilizing an Envirex series H40LT turntable drive unit; and

WHEREAS, the existing turntable drive unit requires replacement to maintain reliable operation of the primary clarifier and continued operation of the City's wastewater treatment process; and

WHEREAS, the City has contacted DBS Manufacturing regarding a replacement turntable drive unit and has received a proposal of DBS D30-AL that is designed as a bolt-in retrofit to the existing Envirex H40LT unit; and

WHEREAS, DBS Manufacturing has provided a delivered price of $41,990.00 for the DBS D30-AL turntable drive unit; and

WHEREAS, City staff finds it to be in the best interest of the City of Keokuk to purchase the DBS D30-AL turntable drive unit to replace the existing Envirex H40LT drive unit and maintain reliable operation of the primary clarifier, and

NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA: that the purchase of one DBS Manufacturing D30-AL turntable drive unit for the city's primary clarifier in the amount of $41,990.00 is hereby approved, and that the Mayor is authorized to execute all documents necessary to complete the purchase.

PASSED, APPROVED, AND ADOPTED this 5th day of November 2026.

_____
Mark Smidt, Mayor

Attest: _____
Celeste El Anfaoui, City Clerk

COUNCIL ACTION FORM

Date: 11-5-2026

Presented By: Ferneau

Subject: D.W. Zinser Change Orders - Elkem Site Agenda Item: 14

Description:

The cleanup process at the Elkem Brownfields site is well underway, with the main cleanup efforts on both the Plat 1 and Auditors Parcel D under contract. The majority of the buildings have been brought down and a significant portion of the contaminated soil within 2 to 4 feet of the surface removed with clean fill brought in in its place. The quantity of soil to be removed is anticipated to be significantly higher than originally bid. With that being the case, a change order is being presented to account for the significantly higher quantities encountered. The change order will still leave the overall project costs for Auditors Parcel D within the grant funding amount. Overall, the three change orders being presented represent a $212,623.80 increase in the over bid amount.

As we move forward, the Plat 1 portion final costs are going to be tight to be accomplished within the amount of grant funding awarded for that portion of the Elkem site. This may lead to some discussion at the Council level as to whether City funds may be needed to do cleanup work to the extent desired. We will keep you apprised of how this does proceed.

FINANCIAL

Is this a budgeted item? YES ☑ NO ☐

Line Item #: 304-750-6490 Title: Brownfields - Professional Services

Amount Budgeted: $4,500,000.00

Actual Cost: $212,623.80

Under/Over: N/A

Funding Sources:

Grant Funds

Departments:

Brownfields

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

COUNCIL ACTION FORM

Any previous Council actions:

Action	Date

Recommendation:

Recommend Approval.

Required Action

ORDINANCE ☐ RESOLUTION ☑ MOTION ☐ NO ACTION REQUIRED ☐

Additional Comments:

MOTION BY: _____ SECONDED BY: _____

TO _____

_____

_____

CITY COUNCIL VOTES

VOTES	Ward 1	Ward 2	Ward 3	At Large 1	At Large 2	Ward 4	Ward 5	Ward 6	Ward 7
YES	☐	☐	☐	☐	☐	☐	☐	☐	☐
NO	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSENT	☐	☐	☐	☐	☐	☐	☐	☐	☐
ABSTAIN	☐	☐	☐	☐	☐	☐	☐	☐	☐

RESOLUTION NO. _____

A RESOLUTION APPROVING THREE CHANGE ORDERS TO THE CONTRACT WITH D. W. ZINSER COMPANY, INC. FOR DEMOLITION ACTIVITIES AND CONTAMINATED SOIL REMOVAL AT THE FORMER ELKEM SITE, AUDITOR'S PARCEL D

WHEREAS, the City of Keokuk, Iowa had previously awarded a bid for the demolition of structures and contaminated soil removal at the Former Elkem Site, Auditor's Parcel D to D. W. Zinser Company, Inc.; and

WHEREAS, landfill costs for disposal of construction waste associated with the Project were charged to the City of Keokuk, Iowa and subsequently determined to be the responsibility of D. W. Zinser Company, Inc.; and

WHEREAS, D. W. Zinser Company, Inc. has issued Change Order #1 in the amount of -$30,913.80 to reconcile construction waste disposal costs from the City of Keokuk to D. W. Zinser; and

WHEREAS, D. W. Zinser Company, Inc. has issued Change Order #2 in the amount of -$2,337.40 to reconcile construction waste disposal costs from the City of Keokuk, Iowa to D. W. Zinser; and

WHEREAS, the City of Keokuk, Iowa's consultant determined that the removal of 12,500 additional tons of contaminated soil will further the remediation objectives of the Project, and sufficient grant funding remains available to complete the additional work described in Change Order #3; and

WHEREAS, D. W. Zinser Company, Inc. has issued Change Order #3 in the amount of $245,875.00 to remove additional contaminated soil; and

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

Section 1. The City of Keokuk, Iowa hereby approves Change Order #1 of Contract 26-1223 between the City of Keokuk and D. W. Zinser Company, Inc., adjusting landfill costs from the City of Keokuk to D. W. Zinser Company, Inc. A copy of the Change Order #1 of Contract 26-1223 is attached hereto as Attachment "A".

Section 2. The City of Keokuk, Iowa hereby approves Change Order #2 of Contract 26-1223 between the City of Keokuk and D. W. Zinser Company, Inc., adjusting landfill costs from the City of Keokuk to D. W. Zinser Company, Inc. A copy of the Change Order #2 of Contract 26-1223 is attached hereto as Attachment "B".

Section 3. The City of Keokuk, Iowa hereby approves Change Order #3 of Contract 26-1223 between the City of Keokuk and D. W. Zinser Company, Inc., authorizing the removal and disposal of 12,500 tons of additional contaminated soil. A copy of the Change Order #3 of Contract 26-1223 is attached hereto as Attachment "C".

PASSED, APPROVED, AND ADOPTED this 5th day of November 2026.

_____
Mark Smidt, Mayor

ATTEST: _____
Celeste Anfaoui, City Clerk

D.W. Zinser Company, Inc.
1775 Commercial Dr.
Walford, Iowa 52351
(319) 846-8090

CHANGE ORDER #: 1

CHANGE ORDER BETWEEN CONTRACTOR and OWNER

Owner:	City of Keokuk	**Contractor:**	D.W. Zinser Company, Inc.
Contact:	Celeste El Anfaoui	**Contact:**	Chuck Steeples
Address:	501 Main St.	**Address:**	1775 Commercial Dr.
	Keokuk, Iowa 52632		Walford, Iowa 52351
Email:	celanfaoui@cityofkeokuk.org	**Email:**	chuck.steeples@dwzinser.com
Phone:	319-524-2050 x2207	**Phone:**	(319) 846-8090

Project Name: Elkem Carbide - Parcel D **Project #:** 26-1223

Description of Change Order: C & D Landfill from Parcel D Charged to the City of Keokuk.

This Change Order shifts the C & D Landfill costs back to

D.W. Zinser Company.

Original Contract Sum:	$	986,984.70
Net change by Previous Authorized Change Orders:	$	-
Contract Sum Prior to the Change Order:	$	986,984.70
Contract Sum will be Adjusted by this Change Order in the Amount of:	$	(30,913.80)
New Contract Sum Including this Change Order will be:	$	956,070.90

Charles Steeples 8/27/2026

City of Keokuk **Date**

Chuck Steeples, Director of Operations **Date**
D.W. Zinser Company, Inc.

D.W. Zinser Company, Inc.
1775 Commercial Dr.
Walford, Iowa 52351
(319) 846-8090

CHANGE ORDER #: 2

CHANGE ORDER BETWEEN CONTRACTOR and OWNER

Owner:	City of Keokuk	**Contractor:**	D.W. Zinser Company, Inc.
Contact:	Celeste El Anfaoui	**Contact:**	Chuck Steeples
Address:	501 Main St.	**Address:**	1775 Commercial Dr.
	Keokuk, Iowa 52632		Walford, Iowa 52351
Email:	celanfaoui@cityofkeokuk.org	**Email:**	chuck.steeples@dwzinser.com
Phone:	319-524-2050 x2207	**Phone:**	(319) 846-8090

Project Name: Elkem Carbide - Parcel D **Project #:** 26-1223

Description of Change Order: C & D Landfill from Parcel D Charged to the City of Keokuk.

This Change Order shifts the C & D Landfill costs back to

D.W. Zinser Company.

Original Contract Sum:	$	986,984.70
Net change by Previous Authorized Change Orders:	$	(30,913.80)
Contract Sum Prior to the Change Order:	$	956,070.90
Contract Sum will be Adjusted by this Change Order in the Amount of:	$	(2,337.40)
New Contract Sum Including this Change Order will be:	$	953,733.50

Charles Steeples 9/30/2026

City of Keokuk **Date**

Chuck Steeples, Director of Operations **Date**
D.W. Zinser Company, Inc.

D.W. Zinser Company, Inc.
1775 Commercial Dr.
Walford, Iowa 52351
(319) 846-8090

CHANGE ORDER #: 3

CHANGE ORDER BETWEEN CONTRACTOR and OWNER

Owner:	City of Keokuk	**Contractor:**	D.W. Zinser Company, Inc.
Contact:	Celeste El Anfaoui	**Contact:**	Chuck Steeples
Address:	501 Main St.	**Address:**	1775 Commercial Dr.
	Keokuk, Iowa 52632		Walford, Iowa 52351
Email:	celanfaoui@cityofkeokuk.org	**Email:**	chuck.steeples@dwzinser.com
Phone:	319-524-2050 x2207	**Phone:**	(319) 846-8090

Project Name: Elkem Carbide - Parcel D **Project #:** 26-1223

Description of Change Order: Additional 12,500 ton of Contaminated Dirt to be hauled to the Landfill. This amount is over the Base Quoted amount of 21,560 ton and the Add Alternate amount of 500 ton.

Original Contract Sum:	$	986,984.70
Net change by Previous Authorized Change Orders:	$	(33,251.20)
Contract Sum Prior to the Change Order:	$	953,733.50
Contract Sum will be Adjusted by this Change Order in the Amount of:	$	245,875.00
New Contract Sum Including this Change Order will be:	$	1,199,608.50

Charles Steeples 10/15/2026

City of Keokuk **Date**

Chuck Steeples, Director of Operations **Date**
D.W. Zinser Company, Inc.