

**AGENDA**  
**CITY COUNCIL MEETING**  
**August 1, 2024**  
**501 Main Street**  
**5:30 P.M.**

1. Call to Order.
2. Pledge of Allegiance:
3. Roll Call.
4. Mayor's Correspondence:
5. Citizen's Request.
6. Consent Agenda.
  - Minutes of the Regular City Council meeting and Workshop of July 18, 2024;
  - Resolution approving Ownership Update for Walgreens #05886 Liquor License;
  - Resolution approving a Liquor License for Lake Cooper Foundation, Big Dam Street Festival, Class C Retail Alcohol License, term of 5-days effective September 25-30, 2024;
  - Re-appointment of Dev Kiedaisch and Susan Hanan to the Building & Housing Advisory Board, term to expire September 19, 2027;
  - Re-appointment of Sylvia Mills-Echols & Risa Langedal to the Keokuk Housing Authority, term to expire September 5, 2026;
  - Re-appointment of Dev Kiedaisch to the Human Rights Commission, term to expire September 19, 2027;
  - Appointment of Gary Mortimer to the Historic Preservation Commission, term to expire September 1, 2027;
  - Appointment of Kyle Riddle to the Park & Recreation Advisory Board, fulfilling a term to expire November 2, 2025;
  - Appointment of Joe Mickunas to the City Planning Commission, term to expire May 14, 2029;
  - Resignation of Charles Wrieden from the Historic Preservation Commission, effective immediately;
  - Motion to pay bills and transfers listed in Register No.'s 5419-5421;
7. Motion to approve second reading of an Ordinance amending Chapter 5.20.020 setting sanitation fees effective September 1, 2024, through fiscal year 2028-2029.
8. Consider resolution authorizing demolition of a structure located at 22 North 18<sup>th</sup> Street.
9. Consider resolution approving the installation of two suction pumps at the bulk fueling station.
10. Motion to approve second pool credit for Janis Wallingford.
11. Council Liaison Reports:
12. Staff Reports:
13. New Business:
14. Adjourn Meeting.

**MINUTES**  
**CITY COUNCIL MEETING**  
**July 18, 2024**  
**501 Main Street**  
**5:30 P.M.**

The City Council of the City of Keokuk met in regular session on July 18, 2024, at 501 Main Street. Mayor Mahoney called the meeting to order at 5:30 p.m. There were nine council members present, none absent. Carissa Crenshaw, Tyler Walker, Roslyn Garcia, Dorothy Cackley, Devon Dade, Steve Andrews, Dan Tillman, Roger Bryant, and Michael Greenwald were present. Staff in attendance: Interim City Administrator Dave Hinton, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Community Development Director Pam Broomhall, Police Chief Zeth Baum, Fire Chief Gabe Rose and Water Pollution Control Manager Tom Wills.

**MAYOR’S CORRESPONDENCE:** Informed of events happening around the area.

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

- Minutes of the Regular City Council meeting and Workshop of July 2, 2024;
- Cash Receipts & Treasurer’s Report for June 2024;
- **RESOLUTION NO. 101-2024:** Approving a Liquor License for Hy-Vee, Inc. Special Class C Retail Alcohol License, 5-day term effective July 25-29, 2024, for Radio Keokuk, Rock on the River Festival, Saturday, July 27, 2024 @ Victory Park;
- **RESOLUTION NO. 102-2024:** Approving a Liquor License for Arrowhead Bowl, 3535 Main Street, Class C Retail Alcohol License – effective August 1, 2024;
- Special Event Permit for United Way of the Great River Region, 20<sup>th</sup> Annual Back to School Festival, Friday August 2, 2024, 4-7 p.m. @ Trinity United Methodist Church 2330 Plank;
- Special Event Permit for Faith Johnson, Summer’s Last Blast Vendor Blender, Saturday August 10, 2024, from 7 a.m. to 7 p.m. @ Kilbourne Park;
- Sidewalk Display Permit for Watering Can Floral & Gifts, 607 Main Street;
- Resignation of Monica Winkler from the Keokuk Parks and Recreation Advisory Board, effective immediately;
- Motion to pay bills and transfers listed in Register No.’s 5416-5418;

Mayor Mahoney opened the public hearing at 5:35 p.m. on a permanent encroachment permit for Keokuk Auto Credit, 1728 Main Street. A public hearing notice was published in the Daily Gate City on July 11, 2024.

**COMMENTS:** Mayor gave overview.

Mayor Mahoney closed the public hearing at 5:36 p.m.

Motion made by Walker, second by Andrews to approve the following proposed **RESOLUTION NO. 103-2024:** “A RESOLUTION GRANTING A PERMANENT ENCROACHMENT AS AMENDED FOR TWO PRIVATELY OWNED LIGHT POLES/FIXTURES AT KEOKUK AUTO CREDIT, 1728 MAIN STREET.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Garcia, second by Bryant to approve the initial reading of an Ordinance amending Chapter 5.20.020 setting sanitation fees effective September 1, 2024, through fiscal year 2028-2029.

Roll Call Vote: AYES – Crenshaw, Walker, Garcia, Cackley, Dade, Andrews, Tillman, Bryant, and Greenwald. (9) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Andrews to waive the second & third reading of the ordinance.

Roll Call Vote: AYES – Walker, Andrews and Bryant. NAYS – Crenshaw, Garcia, Cackley, Dade, Tillman and Greenwald. (3) AYES, (6) NAYS. Motion failed.

Motion made by Greenwald, second by Crenshaw to approve the following proposed **RESOLUTION NO. 104-2024**: “A RESOLUTION ALLOWING THE MAYOR TO SIGN A LEASE AGREEMENT WITH FREEZE DRIED USA.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Garcia, second by Greenwald to approve the following proposed **RESOLUTION NO. 105-2024**: “A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A PRESERVATION EASEMENT FOR THE KEOKUK UNION DEPOT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Dade to approve the following proposed **RESOLUTION NO. 106-2024**: “A RESOLUTION AWARDED CONTRACT FOR CONSTRUCTION ADMINISTRATION TO SHOEMAKER & HAALAND FOR THE 18<sup>TH</sup> STREET RECONSTRUCTIVE PROJECT.” (8) AYES, (1) NAYS - Walker. Motion carried.

Motion made by Crenshaw, second by Greenwald to approve the following proposed **RESOLUTION NO. 107-2024**: “A RESOLUTION AUTHORIZING THE ENGAGEMENT OF AHLERS & COONEY P.C. TO PROVIDE LEGAL SERVICES IN REGARD TO PROVIDING A TITLE OPINION FOR CARBIDE FIRST ADDITION PLAT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Garcia, second by Crenshaw to approve a Special Event Permit for Radio Keokuk, Rock on the River Festival, Friday July 26-Sunday July 28<sup>th</sup> to allow set up and tear down. Event being held Saturday, July 27, 2024, music 5-11 p.m. @ Victory Park. (8) AYES, (0) NAYS, (1) ABSTAIN - Greenwald. Motion carried.

Motion made by Garcia, second by Greenwald to approve a Special Event Permit for Jon Morris, Firework Display, 1025 Cleveland Avenue, Saturday, August 10, 2024, from 5-10:30 p.m. (9) AYES, (0) NAYS. Motion carried.

**COUNCIL LIAISON REPORTS:** Garcia reported on 5k for Oakland Cemetery Initiative and commented there is an organization interested in the old skating rink.

**STAFF REPORTS:** Baum informed of Parrish retirement on July 20<sup>th</sup>; Broomhall updated on grants, 600 Main Street buildings, and S. 12<sup>th</sup> street demolition request.

Motion made by Dade, second by Walker to adjourn the meeting at 5:45 p.m.

**MINUTES**  
**COUNCIL WORKSHOP**  
**July 18, 2024**  
**IMMEDIATELY FOLLOWING REGULAR MEETING**

PRESENT: Mahoney, Crenshaw, Walker, Garcia, Cackley, Dade, Andrews, Tillman, Bryant, Greenwald.

STAFF PRESENT: Hinton, El Anfaoui, Wills, Broomhall, Carroll, Rose, and Baum.

Kerry Klepfer, President of Keokuk Economic Development Corp. and Executive Board Member of the Lee County Economic Development Group, along with Dennis Fraise (President and CEO of the Lee County Economic Development Group) and Emily Benjamin (Vice President of the Lee County Economic Development Group), presented to the council an opportunity to integrate the Keokuk Economic Development Corporation into the Lee County Economic Development Group.

Klepfer provided background information and detailed the proposed merger process. Fraise and Benjamin elaborated on the composition of the LCEDG board and outlined the envisioned future operations of the LCEDG. Mike Hickey (Keokuk Economic Development Corp Exec Comm) addressed concerns and expressed optimism regarding the merger of the two organizations.

The meeting was adjourned at 6:38 PM.

**RESOLUTION NO.**

**A RESOLUTION APPROVING OWNERSHIP UPDATES FOR  
WALGREENS #05886 LIQUOR LICENSE**

**WHEREAS**, Application has been made by Walgreen Co for Ownership Updates for Walgreens #05886, 1215 Main Street for Liquor License; **AND**

**WHEREAS**, Iowa Code Chapter 123 and Section 4.16.030 of the Keokuk Municipal Code require that the City Council conduct a formal investigation into the good moral character of the applicant; **AND**

**WHEREAS**, such an investigation has been conducted.

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

**THAT**, Walgreen Co. has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Ownership Updates for Walgreens #05886, 1215 Main Street for Liquor License, effective August 1, 2024, be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 1<sup>st</sup> day of August 2024.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
K. A. Mahoney, Mayor

ATTEST: \_\_\_\_\_  
Celeste El Anfaoui, City Clerk

**RESOLUTION NO.**

**A RESOLUTION APPROVING A 5-DAY LIQUOR LICENSE FOR LAKE COOPER FOUNDATION – BIG DAM STREET FESTIVAL**

**WHEREAS**, Application has been made by Lake Cooper Foundation for a Class C Retail Alcohol License for Lake Cooper Foundation (Big Dam Street Festival), 8 North Water Street; **AND**

**WHEREAS**, Iowa Code Chapter 123 and Section 4.16.030 of the Keokuk Municipal Code require that the City Council conduct a formal investigation into the good moral character of the applicant; **AND**

**WHEREAS**, such an investigation has been conducted.

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

**THAT**, Lake Cooper Foundation has been found to be of good moral character and meets the requirements of Section 123.40 of the Code of Iowa; and that the Class C Retail Alcohol License for Lake Cooper Foundation (Big Dam Street Festival), 8 North Water Street, effective September 25-30, 2024 (5-day permit), be approved and endorsed to the Iowa Alcoholic Beverage Division.

Passed this 1<sup>st</sup> day of August 2024.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: \_\_\_\_\_  
K. A. Mahoney, 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 AUGUST 1, 2024.

**REGISTER NO. 5419**

ALTORFER INC.	PARTS/LABOR STREET DEPT.	\$	1,939.75
AMI PIPE & SUPPLY	PARTS STREET SWEEPER	\$	15.00
HARTRICK'S LUMBER	SUPPLIES	\$	2,054.61
KRICHEL'S ANIMAL HOSPITAL	SERVICE	\$	18.00
RIVER CITY PARTS, INC.	PARTS VEHICLE MAINT.	\$	157.05
SHERWIN-WILLIAMS CO.	SUPPLIES/PAINT VERITY MUSEUM	\$	193.99
ACCESS SYSTEMS	SERVICE	\$	266.35
S. J. SMITH WELDING SUPPLY	SUPPLIES	\$	10.50
IDEAL READY MIX COMPANY, INC	CONCRETE	\$	2,429.50
MICROBAC LABORATORIES, INC	WPC TEST SAMPLES	\$	339.00
TASKE FORCE, INC.	TEMP HELP	\$	9,877.50
BAKER & TAYLOR BOOKS	BOOKS KEOKUK PUBLIC LIBRARY	\$	715.94
ALLIANT	SERVICE	\$	18,760.29
PETTY CASH-KEOKUK LIBRARY	SUPPLIES	\$	10.37
THE CARDBOARD BOX	UPS CHARGES WWTP	\$	81.17
ENVIRONMENT RESOURCE ASSOCIATE	LAB SUPPLIES-WPC	\$	404.14
HACH COMPANY	WPC LAB SUPPLIES	\$	1,084.44
CENTURY LINK	SERVICE	\$	463.43
PRINCIPAL LIFE INSURANCE CO.	DISABILITY/LIFE INSURANCE PREMIUM	\$	969.16
GREAT RIVER REGIONAL WASTE	SERVICE	\$	8,942.23
MIDLAND SCIENTIFIC, INC	LAB SUPPLIES	\$	7,827.61
SHOEMAKER & HAALAND	PROFESSIONAL SERVICES	\$	9,792.80
VAN METER INDUSTRIAL	PARTS/SUPPLIES	\$	7.10
SOUTHEASTERN COMMUNITY COLLEGE	SAFETY TRAINING CLASSES	\$	738.00
ENDERLE HEATING & A/C COMPANY	PARTS/LABOR @KEOKUK PUBLIC LIB	\$	150.75
DOWNEY'S FIRE EQUIPMENT	SERVICE	\$	115.00
HY-VEE, INC.	SUPPLIES	\$	532.96
STOPSTICK, LTD	SUPPLIES	\$	80.00
HOERNER YMCA	1/4TH 2024 POOL MANAGEMNT FEE	\$	6,250.00
R.L. HOENER COMPANY	PARTS/LABOR/MILEAGE GAS BOY	\$	1,412.67
SEIRPC	PER CAPITA DUES FY25	\$	9,311.00
PER MAR SECURITY SERVICES	SERVICE	\$	719.16
RAIRDEN'S AUTO SALVAGE &	SERVICE	\$	125.00
NBS CALIBRATIONS	LAB SUPPLIES @ WPC	\$	350.00
NORTH CENTRAL LABORATORIES	LAB SUPPLIES	\$	244.50
THE HAWK EYE	SUBSCRIPTION REWEWAL - LIBRARY	\$	244.40
NIEMANN FOODS, INC./ACE	SUPPLIES	\$	459.80
KEOKUK COMMUNITY SCHOOL	FRANCHISE FEE REBATE	\$	1,479.56

**REGISTER NO. 5420**

DOUBLE A" GLASS L.L.C. "	PARTS/LABOR	\$	670.71
PAUL S. KELLY SR.	MOTOR/PARTS/LABOR	\$	3,937.00
MENARD INC.	SUPPLIES	\$	712.60
DISCOUNT TIRE & SERVICE	TIRES	\$	191.53
ANDREW WHITAKER	REIMB. TRAVEL EXPENSES	\$	11.97
MEDIACOM	SERVICE	\$	621.27
LCL FARMS INC.	2024BIOSOLID SPREADING AUG24	\$	7,700.00
PAT THOMPSON	SUPPLIES	\$	55.00
RAILROAD MANAGEMENT COMPANY	SEWER PIPELINE CROSSING RENT	\$	4,090.22
RELIABLE PEST SOLUTIONS	SERVICE	\$	14.90
BRITE-WAY WINDOW SERVICE	WINDOW CLEANING	\$	210.00
SHIELD TECHNOLOGY CORPORATION	REMOTE NEW SHIELD APPS KPD	\$	200.00
SOUTHEAST IOWA REGIONAL	SEIBUS TRANSPORTATION SERVICES	\$	2,125.00
CARD SERVICES	MICROSOFT ONLINE SERVICES	\$	498.00
MACQUEEN EQUIPMENT, INC.	PARTS/SHIPPING SANITATION DPT	\$	513.19
TWO RIVERS VETERINARY CENTER	SERVICE	\$	1,631.49
MIDWAY FREIGHTLINER, INC.	PARTS FIRE DEPT.	\$	380.34
KLINGNER & ASSOCIATES, P.C.	PROFESSIONAL SERVICES	\$	1,339.94
IDEXX DISTRIBUTION, INC.	LAB SUPPLIES	\$	1,484.85
ADVANCED PLUMBING	REPAIR WATER LINE FIRE DEPT.	\$	255.00
ACCO	SRS DIVING BD OLYMPIAN 16'	\$	10,246.81
WINDSTREAM	SERVICE VARIOUS ACCOUNTS	\$	489.78
OVERDRIVE, INC.	SUPPLIES KEOKUK PUBLIC LIBRARY	\$	55.00
LIBERTY UTILITY IOWA	SERVICE MISC. ACCOUNTS	\$	4,034.83
DIANNE STANLEY	MONTHLY MANAGER FEE @ GRAND	\$	656.13
ARMSTRONG TRACTOR LLC	SUPER TURF 24X12 TIRE BRIDGE	\$	212.74
TANNER WALDEN	REIMB.TRAVEL EXPENSES KPD	\$	85.99
RICOH USA, INC.	KEOKUK PUBLIC LIBRARY	\$	50.41
TSS	SERVICE	\$	400.00
COMMERCIAL CONTRACTING	SERVICE	\$	5,585.42
WESTRIDGE MECHANICAL	RELAY, START&OVERLOAD CAP FRIG	\$	32.50
FP MAILING SOLUTIONS	SERVICE - LIBRARY	\$	107.82
QUINCY MEDICAL GROUP	SERVICE	\$	387.78
PREMIER ELECTRICAL LLC	LABOR/MATERIAL PARKS DEPT.	\$	287.78
LEE COUNTY FIREFIGHTER'S	DEPT.MEMBERSHIP DUES2024-2025	\$	100.00
JOHNSON CONTROLS	SIDC LABOR, FEES, MILEAGE	\$	4,710.60
ANSELL HEALTHCARE PRODUCTS LLC	SUPPLIES WPC	\$	424.50
BARRACUDA NETWORKS, INC.	NEW SUBSCRIPTION FIRE DEPT.	\$	729.60
STEVEN R LONG	CITY HALL JANITORIAL SERVICE	\$	600.00
IOWA ONE CALL	ONE CALL SERVICES	\$	115.70
PET WASTE ELIMINATOR	SUPPLIES KEOKUK PUBLIC LIBRARY	\$	64.99
NEWBERRY LANDSCAPING LLC	NUISANCE MOWINGS	\$	2,700.00
LEXIPOL LLC	ANNUAL LAW ENF. MANUALS KPD	\$	14,574.17

**REGISTER NO. 5421**

ASCENT AVIATION GROUP INC	JET-A W/ADDITIVE AIRPORT	\$	21,352.94
QUADIENT FINANCE USA, INC	POSTAGE METER REFILL	\$	1,000.00
GTG PETERBILT QUINCY	PARTS SANITATION DEPT.	\$	577.90
TRI-STATE HEATING & ELECTRIC	NUISANCE MOWINGS	\$	1,780.00
NORTHWEST MECHANICAL, INC	LABOR,VEH CHGE WWTP	\$	1,118.00
SCOTT'S ULTRA CLEAN LLC	JANITORIAL SERV.LIBRARY AUG24	\$	1,375.00
SchraGIS Solutions	GIS MAINTENANCE	\$	600.00
CUMMINS SALES AND SERVICE	PARTS/LABOR/TRAVEL WRRF	\$	5,329.18
HENNIGES AUTOMOTIVE, INC	FRANCHISE FEE REBATE	\$	8,843.35
BENJAMIN SPARROW	GRAND THEATER JANITORIAL	\$	306.00
ACCESS SYSTEMS LEASING	SERVICE KEOKUK PUBLIC LIBRARY	\$	433.20
DAN'S OVERHEAD DOORS & MORE	LABOR/PARTS/MISC @ AIRPORT	\$	2,535.48
SETPOINT MECHANICAL SERVICES	ACTUATOR MOTOR-SEIDC 1417 EXCH	\$	2,044.72
JOHN SYMMONDS	REIMB.CDL B LICENSE FIRE DEPT.	\$	67.00
MIDAMERICAN TECHNOLOGY, INC.	VLOC3-CAM RECEIVER WCARRY BAG	\$	2,270.00
JONES CONTRACTING CORP.	S.18TH RECON.RIDGE TO MAIN ST.	\$	198,615.75
ROTARY CLUB OF KEOKUK	MEMBERSHIP	\$	425.00
Accounts Payable Total		\$	410,541.81



# COUNCIL ACTION FORM

Date: August 1st, 2024

Presented By: Hinton

Subject: Sanitation Fees- second reading Agenda Item: 7

## Description:

The ordinance sets fees starting September 1st, 2024, through FY 28/29. In June of this year, the city received correspondence from Moody's Ratings Analytical, in reference to the terms of the bond issued in 2020, for new garbage trucks, not being met by the sanitation rates set forth in the current ordinance. Moody's indicated they would most likely lower the City's rating since the coverage requirement is a contractual obligation. Also, the tipping fees have continued to increase and, the current rates will keep a negative balance in the sanitation fund.

Tim Oswald, of Piper Sandler, validated the information and determined the following fees to be adequate:

- September 1st, 2024, \$27.00/month
- July 1st, 2025, \$28.00/month
- July 1st, 2026, \$29.00/month
- July 1st, 2027, \$30.00/month
- July 1st, 2028, \$31.00/month

## FINANCIAL

Is this a budgeted item? YES  NO

Line Item #: \_\_\_\_\_ Title: \_\_\_\_\_

Amount Budgeted: \_\_\_\_\_

Actual Cost: 0

Under/Over: \_\_\_\_\_

Funding Sources:

\_\_\_\_\_  
\_\_\_\_\_

Departments:

\_\_\_\_\_  
\_\_\_\_\_

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







# COUNCIL ACTION FORM

Date: 8-1-2024

Presented By: Pam Broomhall/Casey Barnes

Subject: Nuisance Demolition - 22 N.18 Agenda Item: 8

## Description:

22 N 18 - Property has been a nuisance and Unsafe to Occupy since 2022. The structures foundation has failed and caused the southwest wall to collapse, there is also damage present at the rear foundation wall. Property owner Jody Humes has been notified of the deteriorating condition of the structure, he has not made any effort to communicate with staff.

Two bids were received to complete the demolition, Wynn Co. of Warsaw bid \$15,000 and CCS was the low bid with \$11,800.

The property owner will be billed for the demolition, if not paid within 30 days, a lien will be placed on the property.

## FINANCIAL

Is this a budgeted item? YES  NO

Line Item #: 001-170-6490 Title: Professional Services

Amount Budgeted: 150,000

Actual Cost: 11.800

Under/Over: N/A

Funding Sources:

\_\_\_\_\_  
\_\_\_\_\_

Departments:

\_\_\_\_\_  
\_\_\_\_\_

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



**RESOLUTION NO.**

**A RESOLUTION AUTHORIZING DEMOLITION OF A STRUCTURE  
LOCATED AT 22 NORTH 18<sup>TH</sup> STREET**

**WHEREAS**, the City solicited bids for the demolition and removal of a single-family house located at 22 North 18<sup>th</sup> Street; and

**WHEREAS**, the structure has been declared unsafe to occupy and due to deterioration and failing foundation, the structure is a nuisance and danger to the neighborhood.

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

**That**, the City Council hereby accepts the low bid of \$11,800 submitted by Commercial Contracting Services (C.C.S.) of Keokuk and authorizes the Mayor to sign the contract as presented.

**BE IT FURTHER RESOLVED**, that a lien will be filed with the Lee County Treasurers Office against the property for the total amount expended for demolition and related expenses if not paid within thirty (30) days of billing the property owner.

Passed & Approved this 1<sup>st</sup> day of August 2024.

\_\_\_\_\_  
K. A. Mahoney, Mayor

Attest: \_\_\_\_\_  
Celeste El Anfaoui, City Clerk

## City of Keokuk Agreement

### The demolition contractor, C.C. S. for the Demolition Abatement of 22 N. 18 Structure

Does hereby agree to any and all of the following terms:

Abatement of Demolition all structures for 22 N. 18 so noted below on the following real property: Parcel ID 044521251090070

The Front Thirty-Seven and One-Half Feet (37 ½) of the Rear Seventy (70) Feet of Lots One (1) and Two (2) in Block Thirteen (13) in Kilbourne Addition to the City of Keokuk, Lee County, Iowa

- It is agreed that the City of Keokuk is held harmless from any and all liability from work herein authorized and that the City shall be indemnified and defended by Demolition from any and all damages from the work authorized herein.
- Contractor will obtain necessary demolition permit from the City Planning Department prior to commencement of any work and will abide by all terms on said permit and as stated below:
- Type of Insurance required: (Additional Named Insured: City of Keokuk)
  - Commercial General Liability
  - Workers Compensation and Employer's Liability (state law mandated)
- All safety procedures will be observed at all times.

Work being performed at this site shall be done during daylight hours.

Prior to demolition water, sewer, electrical and gas shall be disconnected and removed from the equipment and structure(s) accordingly. The Contractor shall be responsible for coordinating with the service providers and performing all work necessary to assure that services are properly disconnected, closed and shut off. **Water and Sewer completed per Keokuk Contractors and City of Keokuk**

The Contractor shall be responsible for demolition and cleanup of structures and disposal of all debris, material, and equipment in a permitted landfill and in accordance with applicable local, state, and federal laws. All structural supports, equipment pads, storage tanks, block or

concrete foundation walls, retaining or support walls that extend or protrude below grade shall be removed at the time of demolition.

All streets and sidewalks shall be protected during construction and swept clean on a daily basis and upon completion of the project.

The Contractor will preserve in operating condition all active utilities traversing the areas where demolition and removal work is to be done, protect manholes, catch basins, valve boxes, poles and other appurtenances. The Contractor shall repair damage to any such utility due to above stated demolition work, to the satisfaction of the City.

Repair of all damage done to sidewalks, driveways, curbs, streets, fire hydrants, street and traffic signs, light standards, or adjacent structures shall be at the contractor's expense to Sudas Spect.

Contractor must provide barricades, flashers, and other necessary safety equipment during all times of demolition and debris removal.

Existing grass, weeds and overgrowth shall be removed from the property prior to final restoration. Final restoration shall consist of seeding with a quality grass seed and site stabilization using a vegetative cover such as wheat straw or hay. The final restored site shall be free of voids and pockets and in a condition that is suitable for mowing with a push type mower.

All trash, rubbish, litter and debris found on the premises at the start of work, as well as that resulting from the demolition activities (including rubble, concrete slabs, and foundation exposed above the ground level), or deposited on the site by others during the duration of the contract, shall be removed and legally disposed of by the contractor.

The contractor must submit an original certificate of insurance and a copy of all valid permits and licenses.

Contractors are required to use the Great River Regional Waste Authority landfill in Fort Madison to dispose of the debris including any debris/material containing asbestos. Copy of the GRRWA receipts are to be given to the City of Keokuk upon completion of demolition.

If the Contractor refuses or fails to execute the work with such diligence as will ensure its completion within the time specified in these contract documents, the City, by written notice to the Contractor, may terminate the contract with the Contractor. Upon such termination the City may take over the work and execute the same to completion, by the contract or otherwise. If this occurs, the Contractor and the Contractor's sureties shall be liable to the City for any additional cost incurred by the City in its completion of the work. The Contractor shall also be liable to the

City for the stipulated sum of Seventy-Five dollars (\$75.00) per day as liquidated damages for each calendar day of delay after the date established as the completion date until the work under the contract is completed. This money will be deducted from final payment. This cost is not a penalty but represents additional expenses to the City caused by the Contractor's delay in completing the work.

Contractor will receive for the aforementioned services the amount of Eleven Thousand and Eight Hundred Dollars and no cents (\$11,800.00) upon completion of terms of contract.

**The project shall be completed within (30) days**, after the issuing of the demolition permit. Extensions may be considered for weather related days and approved by form of written statement.

Acceptance of Proposal: The above terms, specifications, and conditions are satisfactory and are hereby accepted. I do hereby agree to do the work as specified.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

Acceptance of Proposal: The above terms, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made after the completion of all terms as outlined above and acceptance of said work by the City.

I am hereby authorized to accept all terms of this agreement for the City of Keokuk.

\_\_\_\_\_  
Mayor Kathie Mahoney:

\_\_\_\_\_  
Date of Acceptance



# COUNCIL ACTION FORM

Date: August 1, 2024

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

Subject: Fuel Pump Replacement Agenda Item: \_\_\_\_\_

**Description:**

The fueling pumps at the bulk fueling station on Carbide Lane which provide unleaded and diesel fuel for the City as well as five other public service entities are so antiquated that parts are no longer available to make necessary repairs. One of the diesel pumps recently stopped pumping gas and cannot be repaired due to obsolete parts. A quote was received by R.L.Hoener Company of Quincy, IL, the company that services the fueling station, to replace the pumps with two new suction pumps in the amount of \$32,012. This quote includes installation.

**FINANCIAL**

Is this a budgeted item? YES  NO

Line Item #: 001-290-6710 Title: Capital Equipment

Amount Budgeted: 0

Actual Cost: \$32,012

Under/Over: \$32,012 over

**Funding Sources:**

Bulk Fuel Revenue

**Departments:**

Bulk Fuel

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



**RESOLUTION NO.**

**A RESOLUTION APPROVING THE INSTALLATION OF  
TWO SUCTION PUMPS AT THE BULK FUELING STATION**

**WHEREAS** the fueling pumps at Carbide Lane have had numerous pump issues in the past few months; and

**WHEREAS** one of the two diesel pumps has been out of order for over a month; and

**WHEREAS** the current pumps have been in service more than thirty years and parts are no longer available to make needed repairs; and

**WHEREAS** the City received a quote from R.L. Hoener Company of Quincy, IL to replace equipment and install two new suction pumps at the bulk fuel facility in the amount of \$32,012.

**NOW THEREFORE; BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEOKUK, IOWA:** that the public works director be authorized to replace the fueling pumps at the bulk fueling station on Carbide Lane for a cost of \$32,012.

**Passed this 1<sup>st</sup> day of August 2024**

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Mayor – Kathie Mahoney

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Attest – Celeste El Anfaoui



R.L. Hoener Co.  
 2923 Gardner Expressway  
 Quincy, Il 62305  
 ph. 217-223-2190  
 fax 217-223-5804

# QUOTE

Date	Quote #
7/2/2024	8969

<b>CUSTOMER</b>
CITY OF KEOKUK 20 SOUTH 19TH-VEH.MAINT. P.O. BOX 400 KEOKUK, IA 52632

ATTN:	Rep
ANNETTE	LUCKY

Qty	Description	Total
	R.L. HOENER CO. IS PLEASED TO QUOTE THE FOLLOWING LABOR, MATERIAL, AND EQUIPMENT TO INSTALL TWO NEW SUCTION PUMPS AT YOUR FACILITY.	
1	WAYNE SELECT MODEL 3/G7242P/2 SINGLE PRODUCT TWO HOSE DISPENSER WITH ELECTRONIC GALLONS ONLY DISPLAY, AND PULSE OUTPUT INTERFACE, UNLEADED	11,856.60T
1	WAYNE SELECT MODEL 3/G7242P/2 SINGLE PRODUCT TWO HOSE DISPENSER WITH ELECTRONIC GALLONS ONLY DISPLAY, AND PULSE OUTPUT INTERFACE, DIESEL	11,856.60T
1	SHIPPING & HANDLING FOR ABOVE DISPENSERS	1,323.00
2	OPW AUTO. NOZZLE - UN/LEADED SPOUT & PRESSURE SENSITIVE W/BLACK BOOT, - CLIP, & HOLD OPEN DEVICE- * UL 2586 LISTED	205.58T
2	OPW AUTO. NOZZLE W/LEADED (LDD) SPOUT & PRESSURE SENSITIVE W/GREEN BOOT CLIP,HOLD OPEN DEVICE- UL 2586 LISTED	208.71T
4	OPW 3/4" BREAKAWAY VALVE WITH 300 LB. SHEAR PINS	206.77T
4	OPW 3/4" X 3/4" TWO PLANE HOSE SWIVEL	153.41T
4	3/4"X9" BREAKAWAY HOSE	100.71T
4	GOODYEAR 3/4"X12' PACER SOFTWALL 2 BRD HOSE	298.02T
1	ASSORTED PIPE AND ELECTRICAL FITTINGS TO COMPLETE INSTALLATION	1,250.00T
1	LABOR AND MOBILIZATION	4,552.60
	R.L. HOENER CO. THANKS YOU FOR THE OPPORTUNITY TO QUOTE THIS PROJECT. RESPECTFULLY LUCKY TRITSCH	

PRICES DO NOT INCLUDE FRT CHARGES. IT WILL BE ADDED AT FINAL BILLING. QUOTE IS VALID FOR 30 DAYS ONLY. PRICES ARE SUBJECT TO CHANGE.

<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$32,012.00

50% DOWN PAYMENT IS REQUIRED ON MATERIALS UPON ACCEPTANCE AND SIGNATURE OF QUOTE.

Signature \_\_\_\_\_



# COUNCIL ACTION FORM

Date: August 1, 2024

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

Subject: Pool Filling Credit Agenda Item: \_\_\_\_\_

## Description:

A request to have a second pool credit was received from Janis Wallingford. Wallingford sent the following: This is Janis Wallingford and I used my one time filling my pool in June. After filling it up to skimmer, realized there was a crack that we sealed but didn't hold well. Ended up having to replace the pool on July 24th 2024 and now requesting to please credit off sewer while I fill it up. The pool holds 12,000 gallons. I would really appreciate it.

Thank you,  
Janis Wallingford

Ms. Wallingford is requesting a sewer credit for the July or August billing cycle. The City Council approved sewer credits for pool filling during the months of May and June. Outside of the approved time frame adjustments for pool filling require approval of the City Council.

## FINANCIAL

Is this a budgeted item? YES  NO

Line Item #: \_\_\_\_\_ Title: \_\_\_\_\_

Amount Budgeted: \_\_\_\_\_

Actual Cost: \_\_\_\_\_

Under/Over: \_\_\_\_\_

Funding Sources:

\_\_\_\_\_  
\_\_\_\_\_

Departments:

Airport  
\_\_\_\_\_  
\_\_\_\_\_

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



**From:** Janis Wallingford <[janischarlie246@gmail.com](mailto:janischarlie246@gmail.com)>  
**Sent:** Wednesday, July 24, 2024 1:12 PM  
**To:** Annette Peevler <[apeepler@cityofkeokuk.org](mailto:apeepler@cityofkeokuk.org)>  
**Subject:** Filling Pool

This is Janis Wallingford and I used my one time filling my pool in June. After filling it up to skimmer, realized there was a crack that we sealed but didn't hold well. Ended up having to replace the pool on July 24th 2024 and now requesting to please credit off sewer while I fill it up. The pool holds 12,000 gallons. I would really appreciate it. Thank you

Janis Wallingford