

MINUTES
CITY COUNCIL MEETING
February 19, 2026
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on February 19, 2026, at 501 Main Street. Mayor Mark Smidt called the meeting to order at 5:30 p.m. There were nine council members present, none absent. Todd Marshall, Tyler Walker, Doug Matlick, Kathie Mahoney, Devon Dade, Matt VanBerkum, Steve Andrews, Roger Bryant, and Michael Greenwald were present. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Community Development Director Pam Broomhall, Chief of Police Zeth Baum, and Waste Water Treatment Plant Manager Tom Wills.

MAYOR’S REPORT: Provided an update on Insight’s construction plans and the \$125,000 grant received in connection with the development of a Rural Emergency Hospital.

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 February 5, 2026;
- Minutes of the Special Council Budget meeting of February 12, 2026;
- Cash Receipts & Treasurers Report for January 2026;
- **RESOLUTION NO. 36-2026:** Setting a public hearing on proposed Property Tax Levy;
- **RESOLUTION NO. 37-2026:** Fixing a date for a public hearing on the proposal to enter into a Development Agreement with Main Street Keokuk, Inc., and providing for publication of notice thereof;
- **RESOLUTION NO. 38-2026:** Approving a Liquor License for Hampton Inn Keokuk, 3201 Main Street, Class B Retail Alcohol License – effective March 11, 2026;
- Motion to pay bills and transfers listed in Register No.’s 5524-5526;

Mayor Smidt opened the public hearing at 5:34 p.m. on the Authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City Thereunder; \$500,000 General Obligation Capital Loan Notes (ECP-1). A public hearing notice was published in the Daily Gate City on February 7, 2026.

COMMENTS: Ferneau gave overview of notes and for what the money would be used.

There being no further comments or objections on the matter, Mayor Smidt closed the public hearing at 5:38 p.m.

Motion made by Greenwald, second by Mahoney to approve the following proposed **RESOLUTION NO. 39-2026:** “A RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES.” (9) AYES, (0) NAYS. Motion carried.

Mayor Smidt opened the public hearing at 5:40 p.m. on the authorization of a Loan Agreement and the issuance of Notes to Evidence the Obligation of the City Thereunder; \$525,000 General Obligation Capital Loan Notes (GCP-2). A public hearing notice was published in the Daily Gate City on February 7, 2026.

COMMENTS: Ferneau gave overview and explained these notes would be repaid with Local Option Sales Tax funds.

There being no further comments or objections on the matter, Mayor Smidt closed the public hearing at 5:42 p.m.

Motion made by Walker, second by Dade to approve the following proposed **RESOLUTION NO. 40-2026:** “A RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$525,000 GENERAL OBLIGATION CAPITAL LOAN NOTES.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Matlick to approve the following proposed **RESOLUTION NO. 41-2026:** “A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2026. AND LEVYING A TAX FOR THE PAYMENT THEREOF.” (9) AYES, (0) NAYS. Motion carried.

Mayor Smidt opened the public hearing at 5:44 p.m. for disposal of 116 N. 7th Street. A public hearing notice was published in the Daily Gate City on February 13, 2026.

COMMENTS: Broomhall gave overview, Ferneau explained the development agreement, and Tim Peevler explained plans Keokuk Neighborhood Initiative has for the property.

There being no further comments or objections on the matter, Mayor Smidt closed the public hearing at 5:52 p.m.

Motion made by Greenwald, second by Dade to approve the following proposed **RESOLUTION NO. 42-2026:** “A RESOLUTION AUTHORIZING THE DISPOSAL OF CITY-OWNED REAL ESTATE LOCATED AT 116 N. 7TH STREET AND APPROVING THE PREPARATION OF A DEVELOPMENT AGREEMENT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by VanBerkum, second by Matlick to approve the initial reading of Ordinance amending the Official Map of the City of Keokuk, Iowa, by rezoning certain real property from “R-1” single-family dwelling district and “C-2” General Commercial District to “M-2” Heavy Industrial District, subject to conditions and a Conditional Rezoning Agreement.

Roll Call Vote: AYES – Marshall, Walker, Matlick, Dade, Andrews, VanBerkum, Bryant and Greenwald. NAYS – Mahoney. (8) AYES, (1) NAYS. Motion carried.

Motion made by VanBerkum, second by Bryant to waive the second & third reading.

Roll Call Vote: AYES – Marshall, Matlick, VanBerkum. NAYS – Walker, Mahoney, Dade, Andrews, Bryant, and Greenwald. (3) AYES, (6) NAYS. Motion failed.

Motion made by Greenwald, second by Mahoney to approve the following proposed **RESOLUTION NO. 43-2026:** “A RESOLUTION AUTHORIZING THE PURCHASE OF FIVE GAS DETECTION MONITORS FOR USE BY THE WATER RESOURCE RECOVERY FACILITY.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Dade to approve the following proposed **RESOLUTION NO. 44-2026:** “A RESOLUTION FOR THE APPROVAL OF ONE CHANGE TO NEW RATES AND FEES

FOR SERVICES AND INTERMENTS AT OAKLAND CEMETERY.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Greenwald to approve the following proposed **RESOLUTION NO. 45-2026**: “A RESOLUTION ALLOWING THE MAYOR TO ENTER IN AN AGREEMENT WITH AHLERS & COONEY FOR LEGAL SERVICES RELATED TO A DEVELOPMENT AGREEMENT WITH MAIN STREET KEOKUK, INC.” (9) AYES, (0) NAYS. Motion carried.

Roslyn Garcia presented the Historic Preservation Commission’s annual report required to maintain Certified Local Government (CLG) status.

Motion by Greenwald, second by Dade, to approve acceptance of the Historic Preservation Commission annual report. (9) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: Broomhall reported on Planning Commission activities and provided an overview of the roof issues at the animal shelter/sewer building. Ferneau elaborated on the situation, noting that other contractors have indicated the roof would need to be replaced rather than repaired. He also stated that the City will consult with its insurance provider to determine whether coverage may apply related to the original contractor and the adequacy of the completed work.

Motion made by Dade, second by Matlick to adjourn the meeting at 6:46 p.m.