

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

The City Council of the City of Keokuk met in regular session on February 5, 2026, at 501 Main Street. Mayor Mark Smidt called the meeting to order at 5:30 p.m. There were eight council members present, one absent. Todd Marshall, Tyler Walker, Doug Matlick, Kathie Mahoney, Devon Dade, Matt VanBerkum, Roger Bryant, and Michael Greenwald were present. Steve Andrews was absent. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Community Development Director Pam Broomhall, Chief of Police Zeth Baum, Fire Chief Gabe Rose, Waste Water Treatment Plant Manager Tom Wills, Airport Manager Raymond Ott, Library Director Monica Winkler, Animal Control Officer Tom Crew, and other city employees.

**MAYOR'S REPORT:** Gave update on Debi Durham visit to Keokuk and Southeast Iowa Days in Des Moines.

**CITIZENS' REQUEST:** Dan Tillman informed of opinion on how wages for the City of Keokuk should be reported going forward.

Greenwald proposed an amendment to the agenda moving item #13 down prior to item #16, second by Dade. (8) AYES, (0) NAYS. Motion carried.

Motion to amend the consent agenda changing essential corporate purposes to general purposes on the \$525,000 Loan Notes by Greenwald, second by Dade. (8) AYES, (0) NAYS. Motion carried.

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

- Minutes of the Regular Council meeting of January 15, 2026;
- Minutes of the City Budget Workshop meetings of January 13, 17, & 24, 2026;
- Minutes of the Special Council Budget meeting of January 31, 2026;
- **RESOLUTION NO. 23-2026:** Fixing date for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$500,000 General Obligation Capital Loan Notes of the City of Keokuk, State of Iowa (for essential corporate purposes), and providing for publication thereof;
- **RESOLUTION NO. 24-2026:** Fixing date for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$525,000 General Obligation Capital Loan Notes of the City of Keokuk, State of Iowa (for general corporate purposes), and providing for publication thereof;
- **RESOLUTION NO. 25-2026:** Approving an Urban Revitalization Tax Exemption for the following homeowners:
  - \* 927 Cleveland Avenue, single family dwelling, Barbara Bell
  - \* 1028 Seymour, addition & deck, Brian Boltz
  - \* 350 Wise Lane, accessory building, Josh Dietrich
  - \* 924 Fulton Street, second story addition, Bonita Scott
  - \* 3598 Middle Road, post frame building, Justin Hawkins
  - \* 3012 Middle Road, addition, Matthew & Jodi Cook
- **RESOLUTION NO. 26-2026:** Setting a public hearing for disposal of 116 N. 7<sup>th</sup> Street;
- Appointment of Jim Harriger to the City Planning Commission, fulfilling a term to expire May 14, 2029
- Motion to pay bills and transfers listed in Register No.'s 5521-5523;

**OLD BUSINESS:**

Motion made by Walker, second by Greenwald to remove Taske Force resolution from table. (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Dade to approve the following proposed **RESOLUTION NO. 27-2026**: “A RESOLUTION APPROVING AN AGREEMENT WITH TASKE FORCE, INC. FOR TEMPORARY/SUMMER STAFF.” (8) AYES, (0) NAYS. Motion carried.

**NEW BUSINESS:**

Mayor Smidt opened the public hearing at 5:55 p.m. on the application for zoning change for property located at 4045 Main Street, Keokuk, Iowa. A public hearing notice was published in the Daily Gate City on January 28, 2026.

**COMMENTS:** Broomhall provided background information and explained the conditional rezoning agreement signed by Paul Rairden. Council members Greenwald and Marshall asked questions regarding whether the zoning could be changed back in the future, and Walker questioned matters related to the DNR. Jim Wolff expressed concerns regarding the potential impact of the rezoning and the condition of the property. Paul Rairden explained the current use of the property and stated he would be agreeable to installing a fence. Chris Engel stated the property needs to be cleaned up.

There were two written comments in favor and two written comments opposed. There being no further comments or objections on the matter, Mayor Smidt closed the public hearing at 6:31 p.m.

Motion made by Bryant, second by Matlick to approve the following proposed **RESOLUTION NO. 28-2026**: “A RESOLUTION ACKNOWLEDGING THE PUBLIC HEARING FOR REZONING REQUEST FOR 4045 MAIN STREET.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Walker to approve the following proposed **RESOLUTION NO. 29-2026**: “A RESOLUTION AUTHORIZING ASKEW SCIENTIFIC CONSULTING LLC CONTRACT.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Dade to approve the following proposed **RESOLUTION NO. 30-2026**: “A RESOLUTION APPROVING NEW RATES AND FEES FOR SERVICES AND INTERMENTS AT OAKLAND CEMETERY.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Dade to approve the following proposed **RESOLUTION NO. 31-2026**: “A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR THE SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (STBG) FOR THE PALEAN STREET RECONSTRUCTION PROJECT.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Mahoney to approve the following proposed **RESOLUTION NO. 32-2026**: “A RESOLUTION TO APPROVE TWO CHANGE ORDERS FOR SOUTH 3<sup>RD</sup> AND DES MOINES STREET TUNNEL ACCESS.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Matlick to approve the following proposed **RESOLUTION NO. 33-2026**: “A RESOLUTION REAUTHORIZING THE MAYOR TO SIGN A DEMOLITION CONTRACT FOR A FOUR-FAMILY CONVERSION LOCATED AT 727 EXCHANGE.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Walker to approve the following proposed **RESOLUTION NO. 34-2026**: “A RESOLUTION TO RELEASE A REVERSIONARY INTEREST IN REAL ESTATE IN THE BLOCK SIXTEEN OF THE ORIGINAL CITY OF KEOKUK, LEE COUNTY, IOWA.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Greenwald to approve the following proposed **RESOLUTION NO. 35-2026:** “A RESOLUTION TO APPROVE A LEASE WITH AIR EVAC EMS, INC. OF CITY OWNED PROPERTY AT THE KEOKUK MUNICIPAL AIRPORT.” (8) AYES, (0) NAYS. Motion carried.

**Library Budget Reduction - \$50,000.**

Motion by Greenwald, second by Matlick to remove from table \$50,000 library cut. (8) AYES, (0) NAYS. Motion carried.

Original motion to cut \$50,000 in library funding, motion was made by Greenwald, second by Bryant.

Roll Call Vote on Cut: AYES: Marshall, Mahoney, Matlick, Dade, VanBerkum, Bryant, Greenwald; NAYS: Walker. 7-1 Motion carried.

**River Museum Reduction - \$24,500.**

Motion by Greenwald, second by Dade to cut River Museum funding to save \$24,500.

Roll Call Vote: AYES: Walker, Mahoney, Dade, VanBerkum, Greenwald; NAYS: Marshall, Matlick, Bryant. 5-3 Motion carried.

**Swimming Pool Reduction - \$15,000.**

Motion by Greenwald, second by Mahoney to cut \$15,000 from swimming pool budget.

Roll Call: AYES: Walker, Mahoney, Matlick, Dade, VanBerkum, Bryant, Greenwald; NAYS: Marshall. 7-1 Motion carried.

Gabe gave a presentation about the operations of the Fire Department.

**Police Department Position:**

Motion by Matlick to eliminate one position at police dept. Motion died due to lack of second.

**NEW BUSINESS:** Set Special Budget meeting for Thursday, February 12, 2026, at 5 p.m.

Motion made by Greenwald, second by Bryant to adjourn the meeting at 9:02 p.m.