

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

The City Council of the City of Keokuk met in regular session on March 5, 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, Public Works Director Brian Carroll, Chief of Police Zeth Baum, Fire Chief Gabe Rose, Waste Water Treatment Plant Manager Tom Wills, as well as other city employees.

MAYOR'S REPORT: Provided an update on housing rehabilitation and funding opportunities and informed the Council that Public Safety and Public Works meetings would be scheduled in the near future. Chief Baum presented Officer Dunlap with the 2025 Officer of the Year Award.

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 Council meeting of February 19, 2026;
- Minutes of the Civil Service Commission meeting of February 20, 2026;
- Certified List of the Fire Department as eligible for promotion to the rank of Assistant Chief;
- **RESOLUTION NO. 46-2026:** Setting a public hearing and approving the release of plans and specifications for public bidding for site demolition and contaminated soil removal at the former Elkem Site, Plat 1.
- **RESOLUTION NO. 47-2026:** Setting a public hearing and approving the release of plans and specifications for public bidding for site demolition and contaminated soil removal at the former Elkem Site, Auditor's Parcel D.
- **RESOLUTION NO. 48-2026:** Setting a date for public hearing for the Keokuk Municipal Airport Taxiway A & D Lighting Project;
- **RESOLUTION NO. 49-2026:** Approving a Liquor License for L. Treyns, 1108 Main Street, Class C Retail Alcohol License – effective March 15, 2026;
- **RESOLUTION NO. 50-2026:** Approving a Liquor License for Home Town Wine & Spirit, 1501 Main Street, Class E Retail Alcohol License – effective March 28, 2026;
- **RESOLUTION NO. 51-2026:** Approving a Liquor License for Site Food Mart, 1301 Main Street, Class E Retail Alcohol License – effective March 21, 2026;
- Approve Cigarette/Tobacco License for Site Food Mart, 1301 Main Street, February 20-June 30, 2026;
- Motion to pay bills and transfers listed in Register No.'s 5527-5528;

Mayor Smidt opened the public hearing at 5:36 p.m. on the proposal to enter into a Development Agreement with Main Street Keokuk, Inc. A public hearing notice was published in the Daily Gate City on February 27, 2026.

COMMENTS: Ferneau gave overview of agreement.

There being no further comments or objections on the matter, Mayor Smidt closed the public hearing at 5:39 p.m.

Motion made by Walker, second by Mahoney to approve the following proposed **RESOLUTION NO. 52-2026**: “A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF KEOKUK AND MAIN STREET KEOKUK, INC.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by VanBerkum to approve the second 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 Matlick, second by VanBerkum to waive the third/final reading of Ordinance.

Roll Call Vote: AYES – Marshall, Matlick, Dade, Andrews, VanBerkum, Bryant and Greenwald. NAYS – Mahoney & Walker. (7) AYES, (2) NAYS. Motion carried.

Motion made by Matlick, second by VanBerkum to adopt and give final approval of **ORDINANCE NO. 2061**: 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. (7) AYES, (2) NAYS – Mahoney & Walker. Motion carried.

Motion made by Dade, second by Mahoney to approve the following proposed **RESOLUTION NO. 53-2026**: “A RESOLUTION APPROVING TERMINATION OF HIRING FREEZE.” (7) AYES, (2) NAYS – VanBerkum & Marshall. Motion carried.

Motion made by Bryant, second by Dade to approve the following proposed **RESOLUTION NO. 54-2026**: “A RESOLUTION SETTING THE 2026 AQUATIC CENTER RATES.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Dade to approve the following proposed **RESOLUTION NO. 55-2026**: “A RESOLUTION ACCEPTING DEMOLITION BIDS AND AUTHORIZING THE MAYOR TO SIGN DEMOLITION CONTRACTS FOR 1016 HIGH STREET AND 1118 BLONDEAU STREET.” (9) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: Ferneau provided updates on the Brownfield project, reminded the Council of the April 2 tax levy meeting, and reviewed the allocation of bond funds. He also discussed lead water lines and EPA incentives aimed at eliminating them over the next ten years.

Motion made by Dade, second by VanBerkum to adjourn the meeting at 6:26 p.m.