

MINUTES
CITY COUNCIL MEETING
April 16, 2026
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on April 16, 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, Devon Dade, Kathie Mahoney, 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, Community Development Director Pam Broomhall, Public Works Director Brian Carroll, Fire Chief Gabe Rose, and Assistant Police Chief Andrew Whitaker.

MAYOR'S REPORT: An update was provided regarding the progress of the homeless shelter, which is currently under construction and approximately two-thirds complete. The project is being completed primarily through volunteer efforts.

CITIZENS' REQUEST: Nick Capaldo, a mail carrier for the City of Keokuk, addressed the Council requesting that a proclamation be read at the May 7, 2026, Council meeting designating May 9, 2026, as National Letter Carrier Food Drive Day. He noted that the 2026 National Association of Letter Carriers (NALC) Stamp Out Hunger Food Drive will be held on Saturday, May 9, 2026. As the largest one-day food drive in the United States, residents can participate by leaving bags of non-perishable food by their mailboxes for carriers to collect.

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

- Minutes of the Special Council meeting, Regular Council meeting and Council Workshop of April 2, 2026;
- Cash Receipts & Treasurer's Report for March 2026;
- **RESOLUTION NO. 79-2026:** Approving a Liquor License for Black Sails LLC, 1324 Main Street, Class C Retail Alcohol License – effective May 1, 2026;
- **RESOLUTION NO. 80-2026:** Approving a Liquor License for Walgreens #05886, 1215 Main Street, Class E Retail Alcohol License – effective May 22, 2026;
- Sidewalk Display Permits 2025-2026 for Keokuk Convention & Tourism Bureau, Cahill Pribyl Jewelry & Gifts, Eckland Motors, Gate City Seed Co., Dan's Pawn & Gun, LLC, TSS Inc., Family Discount Furniture, Sweet Sally's, and Simply Home Boutique & Antiques;
- Motion to pay bills and transfers listed in Register No.'s 5534-5536;

Mayor Smidt opened the public hearing at 5:36 p.m. on the Fiscal Year 2026-2027 Annual Budget. A public hearing notice was published in the Daily Gate City on April 3, 2026.

COMMENTS: Ferneau gave overview of budget and outlined a few key pieces of information. Smidt thanked Ferneau and council for all their hard work.

There being no further comments or objections, Mayor Smidt closed the public hearing at 5:49 p.m.

Motion made by Greenwald, second by Dade to approve the following proposed **RESOLUTION NO. 81-2026:** "A RESOLUTION APPROVING THE FISCAL YEAR 2026-2027 BUDGET." (8) AYES, (0) NAYS. Motion carried.

Mayor Smidt opened the public hearing at 5:50 p.m. on the proposed contract documents (Plans, Specifications and Form of Contract), estimated cost for the improvement and award of contract for site demolition and contaminated soil removal at the former Elkem Site, Plat 1. A public hearing notice was published in the Daily Gate City on April 3, 2026.

COMMENTS: Kansha Tiwari, representing SEIRPC (Southeast Iowa Regional Planning Commission), provided an overview of the project and associated funding. Jon Reis, representing Eocene, gave an overview of the bids, outlined key project details, and reviewed the timeline for Plat 1.

There being no further comments or objections, Mayor Smidt closed the public hearing at 5:59 p.m.

Motion made by Walker, second by Dade to approve the following proposed **RESOLUTION NO. 82-2026**: “A RESOLUTION APPROVING AND CONFIRMING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST TO PERFORM DEMOLITION ACTIVITIES AND CONTAMINATED SOIL REMOVAL AT THE FORMER ELKEM SITE, PLAT 1.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 83-2026**: “A RESOLUTION TO ACCEPT REPORT OF BIDS AND AUTHORIZING THE MAYOR ENTER IN A CONTRACT WITH D.W. ZINSER COMPANY, INC. FOR DEMOLITION ACTIVITIES AND CONTAMINATED SOIL REMOVAL AT THE FORMER ELKEM SITE, PLAT 1.” Motion made by Greenwald, second by Mahoney to amend original resolution to include base bid tabs including A, B, C, and G. (8) AYES, (0) NAYS to approve amended resolution. Motion carried.

Mayor Smidt opened the public hearing at 6:04 p.m. on the proposed contract documents (Plans, Specifications and Form of Contract), estimated cost for the improvement and award of contract for site demolition and contaminated soil removal at the former Elkem Site, Auditor’s Parcel D. A public hearing notice was published in the Daily Gate City on April 3, 2026.

COMMENTS: Jon Reis representing Eocene gave bid information and timeframe. Matlick commented that this project has been a long time coming.

There being no further comments or objections, Mayor Smidt closed the public hearing at 6:06 p.m.

Motion made by Mahoney, second by Walker to approve the following proposed **RESOLUTION NO. 84-2026**: “A RESOLUTION APPROVING AND CONFIRMING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST TO PERFORM DEMOLITION ACTIVITIES AND CONTAMINATED SOIL REMOVAL AT THE FORMER ELKEM SITE, AUDITOR’S PARCEL D.” (8) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Mahoney to approve the following proposed **RESOLUTION NO. 85-2026**: “A RESOLUTION TO ACCEPT REPORT OF BIDS AND AUTHORIZING THE MAYOR ENTER IN A CONTRACT WITH D.W. ZINSER COMPANY, INC. FOR DEMOLITION ACTIVITIES AND CONTAMINATED SOIL REMOVAL AT THE FORMER ELKEM SITE, AUDITOR’S PARCEL D.” Motion made by Greenwald, second by Matlick to amend original resolution to include base bids and all alternate bids. (8) AYES, (0) NAYS to approve amended resolution. Motion carried.

Mayor Smidt opened the public hearing at 6:10 p.m. for the Bel Air Street Reconstruction Project. A public hearing notice was published in the Daily Gate City on April 3, 2026.

COMMENTS: Carrol gave overview of the project.

There being no further comments or objections, Mayor Smidt closed the public hearing at 6:11 p.m.

Motion made by Matlick, second by Walker to approve the following proposed **RESOLUTION NO. 86-2026**: “A RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR BEL AIR RECONSTRUCTION PROJECT.” (8) AYES, (0) NAYS. Motion carried.

Mayor Smidt opened the public hearing at 6:13 p.m. for the South 10th Street Mill & Overlay Project. A public hearing notice was published in the Daily Gate City on April 3, 2026.

COMMENTS: Carroll provided an overview of the project. Walker commented that he would like to see at least one local contractor receive one of the street contracts. Carroll and Ferneau explained the applicable regulations and the cap related to awarding a bid that is not the lowest.

There being no further comments or objections, Mayor Smidt closed the public hearing at 6:16 p.m.

Motion made by Walker, second by Mahoney to approve the following proposed **RESOLUTION NO. 87-2026**: "A RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE SOUTH 10TH STREET MILL & OVERLAY PROJECT." (8) AYES, (0) NAYS. Motion carried.

Motion made by Dade, second by Mahoney to approve the following proposed **RESOLUTION NO. 88-2026**: "A RESOLUTION AUTHORIZING ADJUSTMENT IN SEWER CHARGES RELATED TO THE FILLING OF SWIMMING POOLS." (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Dade to approve the following proposed **RESOLUTION NO. 89-2026**: "A RESOLUTION AUTHORIZING MAYOR TO TAKE ACTION TO ARRANGE FOR A COUNCIL GOAL SETTING SESSION FACILITATED BY IOWA STATE UNIVERSITY EXTENSION & OUTREACH – COMMUNITY ECONOMIC DEVELOPMENT." (8) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Dade to approve the following proposed resolution approving the construction of a 32'x40' multipurpose office building with an 8'x40' unenclosed porch by the Keokuk Saddle Club on leased land at Joyce Park. After discussion by council and Teresa Murray, President of the Saddle Club, a roll call vote was taken.

Roll Call Vote: AYES – Marshall, Matlick, Dade and Bryant. NAYS – Walker, Mahoney, VanBerkum, Greenwald. 4-4 Motion failed.

Motion made by Matlick, second by Walker to approve the following proposed **RESOLUTION NO. 90-2026**: "A RESOLUTION AUTHORIZING CITY CREWS TO ASSIST IN PLANTING TREES ON BEHALF OF MAIN STREET KEOKUK, INC. IN THE COMMUNITY POCKET PARK O LOT AT 11TH AND MAIN STREET INTERSECTION." (8) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Walker to approve the following proposed **RESOLUTION NO. 91-2026**: "A RESOLUTION APPROVING CONTRACT FOR JOHNSON STREET MILL & FILL FROM 1ST STREET TO WATER STREET." (8) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Dade to approve the following proposed **RESOLUTION NO. 92-2026**: "A RESOLUTION GRANTING AN ADDITIONAL ONE-YEAR EXTENSION TO DEVELOP PROPERTY LOCATED AT 604 GRAND AVENUE, CITY OF KEOKUK, IOWA." (8) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 93-2026**: "A RESOLUTION APPROVING ENGINEERING FIRM FOR PUBLIC SAFETY BUILDING ROOF REPLACEMENT." (8) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: Whitaker informed the Council that Nolan Riddle will be graduating from the academy on April 24. Broomhall provided an update on the animal shelter and sewer roof rebid. Council inquired whether legal action was a viable solution. Ferneau did not recommend pursuing a lawsuit, noting that the cost would outweigh the benefit of having the project redone. Ferneau also provided an update on property tax legislation and the future of SEIDC (Southeast Iowa Development Center).

Motion made by Mahoney, second by Dade to adjourn the meeting at 7:17 p.m.