

MINUTES
CITY COUNCIL MEETING
June 4, 2026
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on June 4, 2026, at 501 Main Street. Mayor Mark Smidt called the meeting to order at 5:30 p.m. There were seven council members present, two absent. Todd Marshall, Tyler Walker, Kathie Mahoney, Devon Dade, Steve Andrews, Matt VanBerkum, and Roger Bryant, were present. Doug Matlick and Michael Greenwald were absent. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Police Chief Zeth Baum, and Waste Water Treatment Plant Manager Tom Wills,

MAYOR CORRESPONDENCE: Reminded the Council of the upcoming Insight meeting scheduled for June 10th. Also shared efforts to establish a “Friends of the Verity” group to support the continued operations of the Verity Museum. Additionally, informed the Council of the formation of a Joyce Park Coordinating Committee.

CITIZENS’ REQUEST: Suzanne Payne expressed concerns regarding excessive noise on Main Street related to music and bar traffic. Baum noted that there is currently no established decibel limit. Dade stated that he has heard similar complaints and noted that others have previously addressed the Council with the same concerns. VanBerkum reminded the Council that the police department budget was recently reduced and raised concerns about the potential cost of purchasing equipment and adding additional responsibilities to staff. Smidt stated that he would refer the matter to the Public Safety Committee for further review. Tommy Buckert, representing the Hamilton City Council, informed the Council about the upcoming “Flags over the Mississippi” event. William Banas commented on previous Council meetings he had viewed regarding the bridge and the Southeast Iowa Development Center. He expressed concern that the Southeast Iowa Development Center project is a “boondock” and questioned how the City would recoup funds if \$1 million were contributed toward the proposed project.

Motion made by Dade, second by Walker to approve the agenda, including the consent agenda. (7) AYES, (0) NAYS. Motion carried.

- Minutes of the Regular Council meeting of May 21, 2026;
- **RESOLUTION NO. 111-26:** Approving a Liquor License for The Hawkeye Restaurant, 105 N. Park Drive, Class C Retail Alcohol License – effective July 7, 2026;
- Approving a 5 Day Liquor License Premise Transfer for Dr. Get Wells, Main Street Summer Fun & Fundraiser, 300 Main Street, Suite 100 – effective June 13-17, 2026;
- Approve Cigarette/Tobacco Licenses for July 1, 2026-June 30, 2027;
- Approve a Device Retail Permit for Davenport Tobacco & Vape Inc. DBA Greenleaf Tobacco & Vape, 3360 Main Street, Suite 5, permit to expire June 30, 2027;
- Motion to pay bills and transfers listed in Register No.’s 5543-5544;

Mayor Smidt opened the public hearing at 5:50 p.m. on the proposal to convey interest in real Property located within the Twin Rivers Urban Renewal Area to MM Real Estate, LLC; directing publication of related notices; and declaring the intent of the City to accept the offer submitted by MM Real Estate, LLC in the event that no qualified competing proposals are submitted. A public hearing notice was published in the Daily Gate City on May 29, 2026.

COMMENTS: Ferneau explained the purpose of the public hearing and provided an overview of the proposed project. Mike Mohrfeld, the developer for the project, presented additional details, including financial information, and stated that discussions would take place with Roquette regarding their future plans for the property, which is currently under lease through 2029. Walker commented on the project and expressed concerns regarding the financial investment and the possibility of the project not coming to fruition. Marshall noted that there are many figures being discussed and emphasized that citizens should be provided with final, confirmed numbers, suggesting that this information be published in the newspaper.

There being no further comments or objections, Mayor Smidt closed the public hearing at 6:24 p.m.

Motion made by Dade, second by Bryant to approve the following proposed **RESOLUTION NO. 112-26:** “A RESOLUTION APPROVING AND AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPOERTY TO MM REAL ESTATE, LLC AND APPROVING AND AUTHORIZING EXECUTION OF A RELATED PURCHASE, SALE, AND DEVELOPMENT AGREEMENT WITH THE TWIN RIVERS URBAN RENEWAL AREA.” (7) AYES, (0) NAYS. Motion carried.

Mayor Smidt opened the public hearing at 6:33 p.m. on the amendment of Franchise Fees on Electric Utility Services. A public hearing notice was published in the Daily Gate City on May 29, 2026.

COMMENTS: Miranda Goings of Amsted Rail expressed concerns regarding the franchise fee, citing a lack of transparency in how it was implemented. She stated that the City is taking a risk in its approach to retaining industry and noted that approximately 10% of the City’s budget is derived from two to three entities. Ferneau acknowledged that she raised a valid point and provided an overview of the rationale and need for the franchise fee.

There being no further comments or objections, Mayor Smidt closed the public hearing at 6:40 p.m.

Motion made by Mahoney, second by Dade to approve the initial reading of an Ordinance amending the Code of Ordinances of the City of Keokuk, Iowa, by modifying provisions of Ordinance 2018, the City of Keokuk Electric Franchise, relating to Franchise Fees.

Roll Call Vote: AYES – Marshall, Walker, Mahoney, Dade, Andrews, VanBerkum, Bryant; Nays: None. Absent - Matlick and Greenwald. (7) AYES, (0) NAYS. Motin carried.

Motion made by Bryant, second by Dade to approve third/final reading of Ordinance to amend Code of Ordinances, City of Keokuk, Iowa, Section 9.60.010 Railroad Bridge Tolls Established.

Roll Call Vote: AYES – Marshall, Walker, Mahoney, Dade, Andrews, VanBerkum, Bryant; Nays: None. Absent - Matlick and Greenwald. (7) AYES, (0) NAYS. Motin carried.

Motion made by Mahoney second by VanBerkum to adopt & give final approval of **ORDINANCE NO. 2063:** Amend Code of Ordinances, City of Keokuk, Iowa, Section 9.60.010 Railroad Bridge Tolls Established.

Roll Call Vote: AYES – Marshall, Walker, Mahoney, Dade, Andrews, VanBerkum, Bryant; Nays: None. Absent - Matlick and Greenwald. (7) AYES, (0) NAYS. Motin carried.

Motion made by Bryant, second by VanBerkum to approve the following proposed **RESOLUTION NO. 113-2026:** “A RESOLUTION DIRECTING THE ACCEPTANCE OF A PROPOSAL TO PURCHASE \$1,025,000 (DOLLAR AMOUNT SUBJECT TO CHANGE) GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2026.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Dade, second by VanBerkum to approve the following proposed **RESOLUTION NO. 114-2026**: “A RESOLUTION AWARDING CONTRACT WITH MCCLURE MASONRY OF BURLINGTON, IOWA FOR OAKLAND CEMETERY RETAINING WALL REPLACEMENT.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Andrews to approve the following proposed **RESOLUTION NO. 115-2026**: “A RESOLUTION AUTHORIZING THE PURCHASE OF TWO SECONDARY DIGESTER CIRCULATION PUMPS FOR THE WATER RESOURCE RECOVERY FACILITY.” (7) AYES, (0) NAYS. Motion carried.

Motion made by Dade, second by VanBerkum to approve the following proposed **RESOLUTION NO. 116-2026**: “A RESOLUTION ACCEPTING THE BID OF BROCKWAY MECHANICAL & ROOFING FOR THE ROOF REPLACEMENT PROJECT AT 249 CARBIDE LANE AND AUTHORIZING THE MAYOR TO EXECUTE CONTRACT DOCUMENTS.” (7) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: Carroll reported on Public Works and informed the Council that the Bel Air project is scheduled to begin on Monday, June 8th. Wills reported that a new employee started this week and noted an issue with the main line leading into the plant. Ferneau provided comments regarding legal services for the City and reminded the Council of the Personnel Committee meeting scheduled for next Thursday June 11th at 4:00 p.m., as well as the Finance Committee meeting on June 18th.

Motion made by Dade, second by VanBerkum to adjourn the meeting at 7:15 p.m.