

MINUTES
CITY COUNCIL MEETING
July 2, 2026
501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on July 2, 2026, at 501 Main Street. Mayor Mark Smidt called the meeting to order at 5:30 p.m. There were six council members present, three absent. Todd Marshall, Kathie Mahoney, Devon Dade, Steve Andrews, Michael Greenwald and Roger Bryant, were present. Tyler Walker, Doug Matlick and Matt VanBerkum were absent. Staff in attendance: City Administrator Jim Ferneau, Deputy City Clerk Amy Benson, Public Works Director Brian Carroll, Police Chief Zeth Baum, Community Development Director Pam Broomhall, and Waste Water Treatment Plant Manager Tom Wills.

MAYOR’S REPORT: Informed there will be a ribbing cutting Friday morning at Victory Park for the trail, sidewalk chalk contest from 11-1 at the shelter, and fireworks at dark at the Southside Boat Club. There will be a Liz Bentley concert on July 11 at the Rand Park Pavilion at 7 p.m. Recognized Chief Baum for graduating from the Northwestern University Center for Public Safety, School of Police Staff and Command.

CITIZENS’ REQUEST: Tim Peevler wanted to say how great South 10th Street looks. Lisa Clark, 618 Coolidge had spoken to Pam Broomhall regarding paperwork for landlocked property she owns.

Motion made by Dade, second by Bryant to approve the agenda, including the consent agenda. (6) AYES, (0) NAYS. Motion carried.

- Minutes of the Regular Council meeting of June 18, 2026;
- **RESOLUTION NO. 131-2026:** setting a public hearing on the amendment of Franchise Fees on Natural Gas Utility Services;
- **RESOLUTION NO. 132-2026:** Approving a Liquor License for Walmart Supercenter #1431, 300 N. Park Dr., Class E Retail Alcohol License – effective July 21, 2026;
- **RESOLUTION NO. 133-2026:** Approving a Liquor License for MOD Convenience Store, Inc., 3345 Main Street, Class E Retail Alcohol License – effective July 22, 2026;
- Motion to pay bills and transfers listed in Register No.’s 5548-5550;

Mayor Smidt opened the public hearing at 5:40 p.m. on notice of intent of final approval of bids and approval of purchase and development agreements. A public hearing notice was published in the Daily Gate City on June 17, 2026.

COMMENTS: Pam gave overview.

There being no further comments or objections, Mayor Smidt closed the public hearing at 5:41 p.m.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 134-2026:** “A RESOLUTION APPROVING AND AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL ESTATE PURSUANT TO A SEALED BIDDING PROCESS AND THE TERMS AND CONDITIONS OF PROPOSED PURCHASE AGREEMENTS” (6) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Bryant to approve the following proposed **RESOLUTION NO. 135-2026:** “A RESOLUTION APPROVING AND AUTHORIZING THE SALE OF 1908 TIMEA PURSUANT TO A SEALED BIDDING PROCESS AND PURSUANT TO THE TERMS AND

CONDITIONS OF A PROPOSED PURCHASE AND DEVELOPMENT AGREEMENT.” (6) AYES, (0) NAYS. Motion carried.

Motion made Mahoney, Dade to approve the third 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, Mahoney, Dade, Andrews, Greenwald, and Bryant; (6) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Dade to adopt & give final approval of **ORDINANCE NO. 2064:** 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, Mahoney, Dade, Andrews, Greenwald, and Bryant; (6) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 136-2026:** “A RESOLUTION APPROVING AND ADOPTING A REVENUE PURPOSE STATEMENT FOR THE USE OR EXPENDITURE OF REVENUES FROM NATURAL GAS SERVICE FRANCHISE FEE.” (6) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Dade to approve the following proposed **RESOLUTION NO. 137-2026:** “A RESOLUTION APPROVING THE FUNDING AGREEMENT WITH MAIN STREET KEOKUK, INC.” (6) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Andrews to approve the following proposed **RESOLUTION NO. 138-2026:** “A RESOLUTION APPROVING THE FUNDING AGREEMENT WITH KEOKUK AREA CONVENTION & TOURISM BUREAU.” (6) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Mahoney to approve the following proposed **RESOLUTION NO. 139-2026:** “A RESOLUTION ALLOCATING ECONOMIC DEVELOPMENT FUNDS FOR FISCAL YEAR 2026-2027. (6) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Andrews to approve the following proposed **RESOLUTION NO. 140-2026:** “A RESOLUTION ALLOCATING FUNDS FROM THE HOTEL/MOTEL TAX BASED ON AN AMOUNT ESTIMATED FOR FISCAL YEAR 2026-2027.” (6) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Bryant to approve the following proposed **RESOLUTION NO. 141-2026:** “A RESOLUTION APPROVING SETTLEMENT AGREEMENT WITH KEOKUK MILLS, LLC.” (6) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Marshall to approve the following proposed **RESOLUTION NO. 142-2026:** “A RESOLUTION APPROVING AMENDMENT #3 FOR GEOTECHNICAL INVESTIGATION FOR TIMEA STREET RECONSTRUCTION PROJECT.” (6) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Marshall to approve the following proposed **RESOLUTION NO. 143-2026:** “A RESOLUTION DESIGNATING THE OFFICIAL LOCATION FOR POSTING MEETING NOTICES FOR THE CITY OF KEOKUK, IOWA. (6) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Mahoney to approve the following proposed **RESOLUTION NO. 144-2026:** “A RESOLUTION APPROVING THE PURCHASE OF A 2026 CHEVROLET TAHOE AND THE COST TO OUTFIT VEHICLE WITH EMERGENCY EQUIPMENT FOR THE KEOKUK POLICE DEPARTMENT.” (6) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Marshall to approve the following proposed **RESOLUTION NO. 145-2026:** “A RESOLUTION APPROVING OFFICER TRAINING REIMBURSEMENT AGREEMENT.” (6) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: Chief Baum informed with this latest training reimbursement agreement with the new staffing level it is the final position that the police department has open. Carroll gave update on the Timea Street Project the Mayor received word that the city was granted Clean Water State Revolving Fund from the State of Iowa in the amount of 1.2 million dollar to apply towards our sewer portion of that project, it's a forgivable loan program. Probably won't go out for bid until the first of the year. Ferneau gave more detailed information regarding the project. Broomhall informed that the people who purchased 604 Grand have decided to give the property back to the city. Wills informed that Ryan Bell has given his two-week notice. Ferneau said we are still trying to work through legal services and wanted to commend Chief Baum for going through command school, Personnel Committee has been meeting to see how to fill job openings, Finance Committee has also met things that came up regarding health insurance, still need to speak on the banking on the RFP.

Motion made by Dade, second by Andrews to adjourn the meeting at 6:23 p.m.