

**MINUTES
CITY COUNCIL MEETING
August 6, 2026
501 Main Street
5:30 P.M.**

The City Council of the City of Keokuk met in regular session on August 6, 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, Kathie Mahoney, Doug Matlick, Steve Andrews, Devon Dade, Matt VanBerkum, Michael Greenwald and Roger Bryant, were present. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Police Chief Zeth Baum, Waste Water Treatment Plant Manager Tom Wills, and other city staff.

MAYOR'S REPORT: The Mayor read a proclamation acknowledging the 100th Anniversary of Camp Eastman, announced an upcoming celebration, and introduced a local Scoutmaster along with several scouts. The Mayor also shared information regarding the United Way backpack program scheduled from 4:00 p.m. to 7:00 p.m. on August 7. An update was provided from Bill Smith on Iowa 2x4s, noting that the first site has been confirmed for a tiny home. Additionally, the Mayor reminded that the housing assessment will be released on Monday, August 10 at 9:00 a.m. at City Hall.

Motion made by Mahoney, second by Andrews to approve the agenda, including the consent agenda. (9) AYES, (0) NAYS.
Motion carried.

- Minutes of the Regular Council meeting of July 16, 2026;
- Minutes of the Civil Service meeting of July 29, 2026 & Certified List for the Keokuk Fire Department;
- **RESOLUTION NO. 153-2026:** Setting a public hearing on a request for a permanent Encroachment permit at 19 N. 7th Street;
- **RESOLUTION NO. 154-2026:** Approving a Liquor License for The Courtyard on Blondeau, 629 Blondeau Street, Ste 203, Class C Retail Alcohol License – effective August 7, 2026;
- **RESOLUTION NO. 155-2026:** Approving a Liquor License for Lake Cooper Foundation, Big Dam Street Festival, 8 North Water Street, Class C Retail Alcohol License, 5-day term effective September 23-27, 2026;
- **RESOLUTION NO. 156-2026:** Approving a Liquor License for Casa Leon, 300 Main Street, Ste 700, Class C Retail Alcohol License – **effective immediately pending dram;**
- Special Event Permit for Brian Jobe, Rockin' On The River Festival, Saturday, August 22, 2026, 12 p.m. to 12 a.m. at the Rand Park Pavilion;
- Special Event Permit for Lake Cooper Foundation, Big Dam Street Festival, Thursday, September 24-26, 2026, Victory Park, serving alcohol contingent on receiving proof of insurance;
- Appointment of John White to the Historic Preservation Commission, fulfilling a term to expire September 1, 2028;
- Motion to pay bills and transfers listed in Register No.'s 5554-5556;

Mayor Smidt opened the public hearing at 5:39 p.m. on the submission of a CDBG application for Timea Street Sewer Separation Project for the City of Keokuk, Iowa. A public hearing notice was published in the Daily Gate City on July 25, 2026.

COMMENTS: Brittni Rahmus from Southeast Iowa Regional Planning Commission noted the following items that were considered for the process:

Need for and Nature of Proposed Activities:

The City of Keokuk needs to separate its storm sewer infrastructure from the existing sanitary system to reduce sewer overflows in their downstream treatment plant to comply with the EPA Administrative Consent Order (CWA-07-20085-0053) which requires removal of CSO's throughout its sanitary system by 2030.

The project includes the separation of the storm sewer from the sanitary sewer, which entails the installation of a new storm sewer on Timea Street from 7th and 22nd Street and along Palean Street between S. 14th Street, and along S. 13th Street between Palean Street and a storm sewer outlet located in Kiser Park. Also included in the project sewer separation area is 14th street between Timea Street and Palean Street. Roadway reconstruction along 22nd Street between Timea Street and Bank Street. The proposed project will utilize open trench excavation. The entire roadway along the project route from right-of-way to right-of-way will be disturbed and reconstructed in conjunction with the construction.

Date CDBG application will be submitted and is due:

The CDBG application is due September 1st, 2026. SEIRPC will submit the application prior to the deadline.

How the Proposed Activities will be Funded:

Community Development Block Grant (CDBG) Program funds of \$500,000 through the Iowa Economic Development Authority, along with \$1.2 million in loan forgiveness through State Revolving Loan Fund. The City of Keokuk will also request \$1 million from the Wastewater and Drinking Water Treatment Financial Assistance Program (WTFAP). This application will be available in November. The remainder of the project will be paid with funds received from the State of Iowa SRF loan program.

Requested Amount of Federal Funds:

The City of Keokuk will request \$500,000 in funding through the Iowa Economic Development Authority (IEDA) Community Development Block Grant (CDBG) Program to assist with the project costs. The City has also secured \$1.2 million in State Revolving Fund (SRF) loan forgiveness

Federal Funds that will Benefit Low-and-Moderate-Income Persons:

51% of the grant funds will benefit the Low-and Moderate-Income persons in the area where the project is located. The City of Keokuk has 61.9% low to moderate income residents according to the 2016-2020 American Census Survey.

Location of Proposed Activity

The project will take place on Timea Street from 7th and 22nd Street and along Palean Street between S. 14th Street, and along S. 13th Street between Palean Street and a storm sewer outlet located in Kiser Park. Also included in the project sewer separation area is 14th street between Timea Street and Palean Street. Roadway reconstruction along 22nd Street between Timea Street and Bank Street.

Plans to minimize displacement and assist those affected

The proposed activities associated with this project will not impact any persons or businesses. Discussion of plans to assist persons displaced is not applicable to this project. In the event of any displacement, the City of Keokuk will adopt a Residential Anti-Displacement and Relocation Assistance agreement to comply with Community Development Block Grant requirements and will update as needed.

The Keokuk City Council discussed how the needs were determined and why they were necessary for the City. Members of the public along with the council discussed the issue of community development and housing needs of LMI and non-LMI residents during a public hearing on August 6th, 2026.

COMMUNITY DEVELOPMENT AND HOUSING NEEDS OF LOW TO MODERATE INCOME INDIVIDUALS

- **Separate combined sewer separation throughout Keokuk-** Ensure that all sewer separation efforts mandated by the EPA are completed within the allotted timeframe. (HIGH)
- **Remove Lead Service Lines (HIGH)**
- **Development of new, affordable housing:** Keokuk, like other rural Iowa towns, has a shortage of affordable housing that is in move-in-ready condition. The City of Keokuk has 5,003 housing units. Of those housing units, 87% are occupied and 13% are vacant. Of the 87% that are occupied, 64% are owner occupied and 36% are renter occupied. (HIGH)
Only 4% of homes in Keokuk were built in 2010 or later

47% of homes in Keokuk were built in 1939 or earlier
- **Housing Rehabilitation:** Keokuk has a high percentage of LMI residents and an aging housing stock. Therefore, the City of Keokuk should help connect residents to resources or help with home improvements. Needed improvements include but are not limited to exterior maintenance, energy efficiency improvements, accessibility enhancements, and more. (HIGH)
- **Reduce nuisances such as dilapidated buildings and junk accumulation-** clean up down/improve neighborhoods/demo blighted housing (HIGH)

- **Safe and Affordable Childcare-** Currently only 5 licensed centers in Keokuk and 4 registered child development homes. Is there a need for 2nd and 3rd shift child care. (HIGH)
- **Improve Streets (HIGH)**
- **Economic Development-** expand the supply of quality, family-supporting jobs in the community (HIGH)
- **Availability of alternate transportation options:** For LMI residents that do not own a car or are unable to drive, the accessibility of alternative transportation modes such as SEIBUS or bike trails is critical to ensure that residents are able to get to work, school, and complete basic needs.(LOW)
- **Parks and Recreation (MEDIUM)**
- **Standing Emergency Room (HIGH)**

OTHER COMMUNITY DEVELOPMENT AND HOUSING NEEDS (FOR NON LMI RESIDENTS)

- **Development of New Housing:** The City supports the development of mid and high value housing to increase its housing stock and bolster growth in the community. Only 4% of the current homes were built in 2010 or later. (HIGH)
- **High-quality housing for senior citizens:** In 2017 Lee County Housing Study found that among all existing “active adult” senior housing units in the Keokuk area, there is not enough market-rate or owner-occupied units to meet projected demand. (MEDIUM)
- **Attract new small businesses and industries to Keokuk (HIGH)**
- **Safe and Affordable Childcare (HIGH)**
- **Reduce nuisances such as dilapidated buildings and junk accumulation (HIGH)**
- **Improve Streets (HIGH)**
- **Downtown Revitalization/Streetscape (MEDIUM)**
- **Comply with EPA Administrative Order to separate combined sewer separation throughout Keokuk (HIGH)**

PLANNED OR POTENTIAL ACTIVITIES TO ADDRESS HOUSING AND COMMUNITY NEEDS IDENTIFIED ABOVE

- Increase access to available housing programs designed to assist Low to Moderate Income Individuals and Families:
 - A. Great River Housing Trust Fund
 - B. Neighborhood Stabilization Program
 - C. Owner-Occupied Rehabilitation Program
 - D. Multi-family new production
- Continue to support BUS and SEIBUS – transportation options for low to moderate income individuals
- Explore options to incentivize housing and business development, such as tax incentives or the formulation of developer packages.
- Increased strength in manufacturing
- Stronger enforcement and other incentives to eliminate property nuisances.

Date of Public Hearing when assessment was prepared: 8/6/2026

Number of residents participating: 18

There being no further comments or objections, Mayor Smidt closed the public hearing at 5:53 p.m.

Motion made by Greenwald, second by Andrews to approve the following proposed **RESOLUTION NO. 157-2026:** “A RESOLUTION SUPPORTING THE CITY OF KEOKUK GRANT APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE TIMEA STREET SEWER SEPARATION PROJECT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Matlick to approve the second reading of an Ordinance amending the code of Ordinances of the City of Keokuk, Iowa, by modifying provisions of Ordinance 2017, the City of Keokuk Natural Gas Franchise, relating to franchise fees.

Roll Call Vote: (9) AYES – Marshall, Walker, Mahoney, Matlick, Dade, Andrews, VanBerkum, Greenwald, and Bryant; (0) NAYS, (0) ABSENT. Motion carried.

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

Roll Call Vote: (9) AYES – Marshall, Walker, Mahoney, Matlick, Dade, Andrews, VanBerkum, Greenwald, and Bryant; (0) NAYS, (0) ABSENT. Motion carried.

Motion made by Mahoney, second by Bryant to adopt and give final approval of **ORDINANCE NO. 2065**: Amending the code of Ordinances of the City of Keokuk, Iowa, by modifying provisions of Ordinance 2017, the City of Keokuk Natural Gas Franchise, relating to franchise fees.

Roll Call Vote: (9) AYES – Marshall, Walker, Mahoney, Matlick, Dade, Andrews, VanBerkum, Greenwald, and Bryant; (0) NAYS, (0) ABSENT. Motion carried.

Motion made by Bryant, second by Matlick to approve the following proposed **RESOLUTION NO. 158-2026**: “ A RESOLUTION AUTHORIZING SKYLER WEILANDICH A WAGE INCREASE AT THE WRRF.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Dade to approve the following proposed **RESOLUTION NO. 159-2026**: “ A RESOLUTION AUTHORIZING THE APPROVAL OF A SERVICE AGREEMENT WITH GPM OF OMAHA, NEBRASKA FOR THE MAINTENANCE AND REPAIR OF THE CITY’S FIRST FLUSH STUDY EQUIPMENT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Mahoney to approve the following proposed **RESOLUTION NO. 160-2026**: “ A RESOLUTION APPROVING SALARY INCREASE FOR ALICIA JONES & BRETT DAVIS AT THE POLICE DEPARTMENT (RECORDS).” (9) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Greenwald to approve the following proposed **RESOLUTION NO. 161-2026**: “ A RESOLUTION APPROVING SALARY INCREASE FOR NIGHT SHIFT SERGEANT POSITION AT THE POLICE DEPARTMENT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Marshall to approve the following proposed **RESOLUTION NO. 162-2026**: “ A RESOLUTION APPROVING AMENDMENT TO EMPLOYEE HANDBOOK.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Mahoney to approve the resolution amending hunting rules associated with the City of Keokuk Urban Deer Management Program. Council discussed and would like clarification or change on “parental guardian.” Motion made by Matlick, second by Greenwald to table item. (9) AYES, (0) NAYS. TABLED.

Motion made by Walker, second by Dade to approve the following proposed **RESOLUTION NO. 163-2026**: “ A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH PILOT GROVE SAVINGS BANK FOR BANKING SERVICES.” (8) AYES, (1) NAY – Marshall. Motion carried.

Motion made by Mahoney, second by Bryant to approve the following proposed **RESOLUTION NO. 164-2026**: “ A RESOLUTION APPROVING WEB SERVICES AGREEMENT.” (9) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: Baum reported that the blown engine in a squad car will be covered under warranty. Carroll provided updates on the 10th Street and Bel Air street projects, as well as the Public Safety roof project. Wills reported a sewer overflow at 3rd Street and Des Moines. Ferneau informed the Council of an upcoming EPA site visit related to the Elkem site. He also provided updates from the Personnel Committee regarding open positions and from the Finance Committee regarding health insurance, including the possibility of offering multiple plan options. Ferneau reminded the Council of the goal-setting session scheduled for September 26 and the Iowa League of Cities meeting in September. He also acknowledged receipt of a thank-you letter from the Rand Park Pavillion for funding.

Motion made by Walker, second by Mahoney to adjourn meeting at 7:19 p.m.