

MINUTES
CITY COUNCIL MEETING
October 15, 2026
Keokuk City Council Chambers -501 Main Street
5:30 P.M.

The City Council of the City of Keokuk met in regular session on October 15, 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, Devon Dade, Steve Andrews, Matt VanBerkum, Roger Bryant, and Michael Greenwald were present. Staff in attendance: City Administrator Jim Ferneau, City Clerk Celeste El Anfaoui, Public Works Director Brian Carroll, Community Development Director Vince Sanders, Police Chief Zeth Baum, and Fire Chief Gabe Rose.

CITIZENS' COMMENTS: Travis Helwig expressed concerns regarding the lack of sidewalks on North Main Street. Kathy Jo Teisberg addressed the Council regarding various concerns with her property that she believes should be addressed by the City, including improper drainage of rainwater, the functionality of the sewer system, and instability of the bluff, which she stated could eventually affect the stability of the house.

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

- Minutes of the Regular Council meeting of October 1, 2026;
- Cash Receipts & Treasurer's Report for September 2026;
- **RESOLUTION NO. 187-2026:** Approving a Liquor License for Gate City Restaurant and Bar, 2601 Main Street, Class C Retail Alcohol License – effective October 24, 2026;
- **RESOLUTION NO. 188-2026:** Approving a Liquor License for Los Tapatios Restaurant, 706 Main Street, Class C Retail Alcohol License – effective November 1, 2026;
- **RESOLUTION NO. 189-2026:** Approving a Liquor License for Site Food Mart, 1301 Main Street, Class E Retail Alcohol License – effective November 1, 2026;
- Approve Cigarette/Tobacco License for Site Food Mart effective November 1-June 30, 2027;
- Re-appoint Catie Henoach, Jerry Herr, Janice Lindner, Raeann Salter, and Terry Twitchell to the Grand Theatre Commission, terms to expire November 5, 2029;
- Motion to pay bills and transfers listed in Register No.'s 5568-5570;

Motion made by Greenwald, second by Bryant to approved the following proposed **RESOLUTION NO. 190-2026:** “ A RESOLUTION AUTHORIZING INTERNAL LOAN FROM GENERAL FUND TO TAX INCREMENT REVENUE FUND.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Dade to approved the following proposed **RESOLUTION NO. 191-2026:** “ A RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF DEBT INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Mahoney to approved the following proposed **RESOLUTION NO. 192-2026:** “ A RESOLUTION APPROVING POLICE DEPARTMENT RESTRUCTURE.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Mahoney, second by Walker to approved the following proposed **RESOLUTION NO. 193-2026:** “ A RESOLUTION AUTHORIZING DEMOLITION OF A STRUCTURE LOCATED AT 600 NORTH 9TH STREET.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Dade to approved the following proposed **RESOLUTION NO. 194-2026:** “ A RESOLUTION APPROVING ACCEPTANCE OF CITY COUNCIL GOAL SETTING REPORT.” (9) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Greenwald to approve the initial reading of an **Ordinance** providing that General Property Taxes levied and collected each year on certain property located within the amended Twin Rivers Urban Renewal Area, in the City of Keokuk , County of Lee, State of Iowa, by and for the benefit of the State of Iowa, City of Keokuk, County of Lee, Keokuk Community School Districts, and other taxing districts, be paid to a special fund for payment of principal and interest of loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the city in connection with the amended Twin Rivers Urban Renewal Area (2026-2 Parcels).

Roll Call Vote: AYES – Marshall, Walker, Mahoney, Matlick, Dade, Andrews, VanBerkum, Bryant and Greenwald. NAYS – None. (9) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Matlick to approved the following proposed **RESOLUTION NO. 195-2026**: “ A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 128 NORTH 19TH STREET, KEOKUK, IOWA.”

Roll Call Vote: AYES – Marshall, Matlick, Dade, Bryant, and Greenwald. NAYS – Walker, Mahoney, Andrews, and VanBerkum. (5) AYES, (4) NAYS. Motion carried.

Motion made by Bryant, second by Andrews to approved the following proposed **RESOLUTION NO. 196-2026**: “ A RESOLUTION AUTHORIZING SALE OF TWO FIRE TRUCKS.” (9) AYES, (0) NAYS. Motion carried.

Presentation from Kinetic (Windstream) on fiber installation project: Matt Graham, representing Kinetic Fiber, provided a presentation regarding the company’s plans to expand fiber-optic internet services throughout the City of Keokuk. Graham outlined the anticipated plans and timeline for the fiber network expansion and explained the process involved in bringing fiber service to individual properties. He also discussed the various stages of the build-out, including construction, installation, and connection of services. Graham provided additional information regarding what residents and property owners can expect during the expansion and addressed questions regarding the overall process.

COUNCIL LIAISON REPORT: Greenwald updated on Public Safety meeting held on 10/13/2026 (discussion on sale of fire trucks and upcoming need for replacing 2 firefighter positions and challenges to finding qualified candidates).

Motion made by Dade, second by Andrews to adjourn the meeting at 6:51 p.m. (9) AYES, (0) NAYS. Motion carried.

Mark Smidt, Mayor

Attest:

Celeste El Anfaoui, City Clerk