MINUTES
CITY COUNCIL MEETING
November 5, 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 November 5, 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, Doug Matlick, Devon Dade, Roger Bryant, and Michael Greenwald were present. Steve Andrews and Matt VanBerkum were absent. 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, Fire Chief Gabe Rose, and Waste Water Treatment Manager Tom Wills.

MAYOR'S REPORT: Provided an update regarding Insight Hospital and its funding status, including the awarding of the architectural and engineering contract. Information was also shared regarding a recent meeting concerning a proposed steel plant potentially locating in Lee County.

CITIZENS' COMMENTS: John Warner, representing Iowa 2x4's for Hope, provided an update on the organization's progress toward construction of its proposed housing project. He outlined the current status of the project, discussed future development plans, and explained the need for a variance related to the property located on 7th.

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

- Minutes of the Regular Council meeting of October 15, 2026;
- Re-appointment of Kira Kruszynski, Martha Neff, Joyce Glasscock, and Carlos Guzman to the Architectural Design Review Commission, terms to expire June 19, 2028;
- Appointment of Vince Sanders, Amy Hobbs, and Todd Marshall to the Architectural Design Review Commission, terms to expire June 19, 2028;
- Motion to pay bills and transfers listed in Register No.'s 5571-5573;

Motion made by Matlick, second by Greenwald to approve the second 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, Bryant, and Greenwald.
NAYS – None. Absent - Andrews, and VanBerkum (7) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Marshall to waive the third reading.

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

Motion made by Mahoney, second by Dade to adopt & give final approval of **ORDINANCE NO. 2067:** 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, Bryant, and Greenwald.
NAYS – None. Absent - Andrews, and VanBerkum (7) AYES, (0) NAYS. Motion carried.

Motion made by Dade, second by Greenwald to approve the initial reading of an Ordinance amending the Code of Ordinances of the City of Keokuk, Iowa, by adding provisions pertaining to residency of Fire Fighters.

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

Motion made by Mahoney, second by Marshall to waive the second and third reading of Ordinance.
Roll Call Vote: AYES – Marshall, Walker, Mahoney, Matlick, Dade, Bryant, and Greenwald.
NAYS – None. Absent - Andrews, and VanBerkum (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Walker to adopt & give final approval of **ORDINANCE NO. 2068:** Amending the Code of Ordinances of the City of Keokuk, Iowa, by adding provisions pertaining to residency of Fire Fighters.

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

Motion made by Matlick, second by Dade to approve the following proposed **RESOLUTION NO. 197-2026:** "A RESOLUTION APPROVING STREET FINANCING REPORT FOR FISCAL YEAR ENDING JUNE 30, 2026." (7) AYES, (0) NAYS. Motion carried.

Motion made by Greenwald, second by Walker to approve the following proposed **RESOLUTION NO. 198-2026:** "A RESOLUTION AUTHORIZING THE REPAIR OF ROOF ON CITY-OWNED PROPERTY LOCATED AT 1212 BANK STREET." (7) AYES, (0) NAYS. Motion carried.

Motion made by Walker, second by Bryant to approve the following proposed **RESOLUTION NO. 199-2026:** "A RESOLUTION APPROVING THE ANNUAL URBAN RENEWAL REPORT FOR FISCAL YEAR 2025-26." (7) AYES, (0) NAYS. Motion carried.

Motion made by Matlick, second by Dade to approve the following proposed **RESOLUTION NO. 200-2026:** "A RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 9 TO THE AMENDED AND RESTATED TWIN RIVERS URBAN RENEWAL PLAN IN THE CITY OF KEOKUK, STATE OF IOWA." (7) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Walker to approve the following proposed **RESOLUTION NO. 201-2026:** "A RESOLUTION AUTHORIZING THE PURCHASE OF DBS D30-AL TURNTABLE DRIVE UNIT FOR THE CITY OF KEOKUK WASTEWATER TREATMENT PLANT." (7) AYES, (0) NAYS. Motion carried.

Motion made by Bryant, second by Walker to approve the following proposed **RESOLUTION NO. 202-2026:** "A RESOLUTION APPROVING THREE CHANGE ORDERS TO THE CONTRACT WITH D.W. ZINSER COMPANY, INC. FOR DEMOLITION ACTIVITIES AND CONTAMINATED SOIL REMOVAL AT THE FORMER ELKEM SITE, AUDITOR'S PARCEL D." (7) AYES, (0) NAYS. Motion carried.

STAFF REPORTS: Ferneau addressed the City's sewer system needs and provided an overview of ongoing efforts to evaluate and address the condition of the system. He explained that the City has been working with multiple consultants to assess the overall infrastructure needs and identify potential solutions to address existing concerns and future improvements.

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